

# Lever Up Lease Up Succeed



## About Us

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We are pleased to announce we have partnered with a private equity firm to offer a high leverage and flexible product created for financing new construction/repositioning of existing properties with pre leasing in place. If the pre leasing is strong we can base our loan of the future asset value to obtain leverage points well above your traditional 1st lien lenders.

## Rough Terms

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- Interest Rate: 11-12%
- LTC: 85-90%
- LTV: Not to exceed 75% of ARV
- Property types: Retail, Office, ALF, Multi Family, Industrial
- Loan Size: 5 Million - 50 Million
- Markets: Nationwide
- Pre leasing: 50% or more
- Lender Fee: 2-4%
- Consulting Fee: 1-3%
- Recourse: Full Recourse
- Pre pay penalty: 12 months YM