

**LET'S  
BUILD  
YOUR  
BUSINESS  
TOGETHER.**

## Product Overview

At Auburn Investment Group, we understand how difficult bankable construction lending has become. As a result, we have partnered with two affiliate pension funds to offer a unique debt product designed to work with niche lending situations.

Whether you have challenges with hitting pre-sale hurdles, showing appropriate liquidity, or establishing adequate development experience, let us see if we can craft a solution for you!

## Rough Terms

- Loan Size: \$1M-\$50M (anything above is case by case)
- Rates: 7.75%-10.5%
- Term: 24-36 months
- Amortization: Interest only
- Loan to cost: 65-70%
- Origination fee: 3-5% (based on loan size)
- Prepayment penalty: 12 months guaranteed interest
- NOTE: Case by case we can partner this product with a mezzanine or pref equity loan to achieve 85-90% LTC
- No credit or income requirements (case by case)