

Preferred Returns For Preferred Investors



About Us

We are pleased to announce we have partnered with a private equity firm out of Israel to offer a piggy back preferred equity product on top of our Fannie/Freddie first position product offerings. We are seeking existing operating apartment complexes, in need of minor cap-ex to increase rents. Our preferred markets are Florida, NYC, Philadelphia and Boston.

Rough Terms

- Interest Rate: 9-11%
- Prop Type: Multi Family
- Loan Size: 5 million - 50 million
- project size: 15 million and up
- Markets: FL, TX, NYC, PA, CT, MA
- Lender fee: 2%
- Consulting fee: 3%
- Equity upside: 25%
- IRR: 14% minimum
- LTV: 75% ARV
- LTC: 92-95%