

# Un-stabilized Property Funding

## For Value Add Transactions

*Our Goal Is  
Simple.....  
To Help  
You Reach  
Yours*



*It is imperative that all requested documents are submitted in a timely manner. Speed and accountability equals results. We value your goals and our time.*

### Benefits

- Non-recourse
- Faster than a conventional lender
- Less expensive than bringing in an equity partner, especially on an after-tax basis
- Unique situations
- Transitional or un-stabilized properties
- Asset based underwriting
- Less expensive than a hard money lender
- Properties exiting bankruptcy
- Tight closing deadlines
- Insufficient cash flow generated by commercial real estate
- Repositionings / transitional properties
- Opportunistic purchases that need to close fast

### Value Add Asset Types

- Apartments / Multi-family
- Industrial
- Office
- Retail
- Mixed-use
- Flex (Office / Warehouse)

### Loan Features

- Typically can be prepaid at any time
- Lease up period during rehab can be funded.
- Funds fully disbursed at closing
- Funding available from \$1M –15M
- Terms 3-5 years
- Up to 70%; typically LTV is 60-65%
- Up to 100% of lease-up costs
- Funding available within 3-6 weeks.
- First Deed of Trust or mortgage on commercial property

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