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## **Commercial Real Estate Finance**

Permanent, Construction, Non Recourse and Bridge Loans with Commercial Lending Access to Wall Street, Life Insurance Pension Funds, FHA / HUD, Fannie Mae, Freddie Mac, SBA, Private and Institutional Equity Mortgage Investors Worldwide.

June 28, 2023		10yr T-Bill	3.700	%				
Commercial Loan Amounts: \$10,000-No Max								
Property Types	Ra	<u>ites</u>	M	argin_	<u>Max / Min.</u>	<u>Loan Term</u>	<u>Amort</u>	
United States & International	10yr T-Bill+ Min Spread	10yr T-Bill+ Max Spread	BPS Min	BPS Max	LTV / DCR	(Years)	(Years)	
Apartment / Multifamily Loan:	5.700%	7.450%	200	375	85% / 1.25	3,5,7,10,15	20,25,30,40	
Condo Conversion / Condotel Loan:	SOFR	SOFR	SOFR	SOFR	80% / 1.25	2, 3	% Only	
Gas Station / C–Store Loan:	6.700%	9.700%	300	600	80% / 1.45	20, 25	20, 25	
Golf Course/Casino Gaming Loan:	6.700%	9.700%	300	600	75% / 1.50	7, 10	20, 25	
HealthCare/Senior Housing Loan:	5.700%	8.450%	200	475	85% / 1.20	10, 35	30, 35	
Hotel / Motel/Resort Loan:	6.200%	9.700%	250	600	80% / 1.50	10, 25	20, 25	
Industrial / Warehouse Loan:	6.200%	9.700%	250	600	80% / 1.25	10, 15	25, 30	
Land – Raw/Improved Loan:	٧O	I/O	I/O	I/O	65% / <i>N/</i> A	1, 3, 15	% Only, 15	
Mobile Home Park Loan:	7.700%	9.700%	400	600	80% / 1.20	10, 15	25, 30	
Office / Medical Bldg. Loan:	6.700%	8.450%	300	475	80% / 1.30	10, 15	25, 30	
Outlet Shopping Mall Loan:	6.700%	8.450%	300	475	75% / 1.40	10, 20	20, 25	
Owner-User / Occ. Business Loan:	Fixed & Adj.	Fixed & Adj.	Fixed & Adj.	Fixed & Adj.	90% / 1.25	10, 15, 25	15, 20, 25	
Religious Church/Synagogue Loan:	Fixed & Adj.	Fixed & Adj.	Fixed & Adj.	Fixed & Adj.	75% / 1.25	10, 15	15, 25	
Restaurant / Bar / Louge / Owner User	8.700%	9.700%	500	600	90% / 1.20	10, 15, 20	10, 15, 20	
Retail Anchored Center Loan:	5.700%	8.450%	200	475	85% / 1.01	10, 15	25, 30	
Retail Unanchored Center Loan:	5.700%	8.450%	200	475	75% / 1.30	10, 15	25, 30	
Self / Mini–Storage Loan:	6.700%	9.700%	300	600	80% / 1.30	10, 15	25, 30	
Single Tenant, Triple "NNN" Loan:	6.450%	8.450%	275	475	80% / 1.25	10, 15, 25	10, 15, 25	
Special Purpose / Mixed-Use Loan:	7.450%	9.700%	375	600	75% / 1.35	15, 20	15, 20	
Bridge / Short Term Loan:	6.750%	10.990%	NA	NA	80% / no minimum	3, 5	% Only	
Construction/Development Loan:	6.250%	9.560%	NA	NA	100% / no minimum	2, 3	% Only	
Mezzanine / Second T.D Loan:	12.550%	18.330%	NA	NA	<b>92%</b> / 1.25	3, 5	% Only	

Range of pricing is subjective to the relationship between DSCR, LTV, quality of real estate, & credit strength of the deal. No APR Quoted, interest rate & terms are subject to change without notice. Rates can not be guaranteed. Copyright 2015 www.Nationwidebcg.com

Portfolio Loans Up to 80%ltv Rates as low as 6.25% 30yr Amortization	Multifamily Bridge Loans 5+ units 85% ltc Rates as low as SOFR +250	1-4unit Fix N Flip 90% purchase price 100% rehab cost 75% of ARV Rates start 9.25% Interest Only	30yr Fixed Rates As low as 7% No Tax Returns Required Minimum Loan Amount \$150k			
We Structure Loans for Investment Properties With Little To NO Money Down!	NON RECOURSE CASH OUT LOANS!	NO DOC (Stated) Commercial Loans - NO Tax Returns, NO Income Verification, NO Bank Statements High LTV   Credit Scores to 650   Owner User   Restaurants   Hotels   Gas Stations   Auto   Apartments etc.				
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