

NATIONS CAPITAL

Where Vision Gets Built

CMBS Solutions

NATIONS CAPITAL provides mortgage alternatives on apartments, office buildings, industrial properties, multi-family facilities, hotel and resort properties, healthcare facilities and retail developments. We have fixed-rate loans products that offer flexibility features in the Commercial Mortgage Backed Securities (CMBS) market and long-term floaters. We are committed to providing permanent lending to our clients for those situations where deal structure or borrower preferences do not allow a securitized format.

Eligible Properties:	All commercial and development properties considered.
Eligible Borrowers:	Single-asset, special purpose entity (for profit or not-for-profit)
Eligible Properties:	Office, Hotel, Industrial, Multifamily, Retail, Self-Storage and more.
Eligible Transactions:	Purchase, Refinance and other transactions
Term & Amortization:	5 and 10 year balloon with interest only period available. Up to 30 year amortization.
Loan Amount:	\$2 Million Minimum
Interest Rate:	Risk based pricing
Prepayment Options:	Defeasance with lock out period from date of securitization
Maximum LTV:	75% of appraised value or purchase price constrained by Debt Yield
Assumable:	Assumable subject to lender approval of proposed borrower. 1% assumption fee and expenses
Personal Liability:	Non-recourse loan subject to carve-outs for fraud and misrepresentation.
Secondary Financing:	Mezzanine on a case by case basis
Occupancy:	Minimum 85% (Physical) 80% Economic
Required Third Party Reports:	Deal specific according to the asset
Sponsorship:	Established track record and appropriate net worth and liquidity commensurate with the transaction
Expense Deposit:	The expense deposit will be adequate to cover all Third-Party Reports, Legal Fees, Inspection and site review costs.
Origination:	Negotiable
Reserves:	Taxes and Insurance escrows are required. Repair and replacement escrows are required based on engineer's property condition report. Office and Retail may require roll over reserves