



Lender Capital Group Current Lending Parameters

Eligible Property Types

Multifamily Apartments
Grocery Anchored Retail Shopping Centers
Mixed Use
CBD Office
Suburban Office
Medical Office
Student Housing
Warehouses / Distribution / Flex
Flagged Hotels
Parking Garage
Self Storage

We also have Debtor-In-Possession (DIP) Financing for Chap. 7/11 Bankruptcy Restructuring, Reorganization
Discounted Payoff (DPO) Financing
Credit Facility for Purchase of Distressed Debt
Very Competitive Rates
Transitional Funds for Equity Based Deals Starting At \$50,000.00
We Are Now Looking At Tier 2 Secondary MSA Markets
SFR N/O/O Private Funding
Business Funding w/ SFR O/O Collateral

Geography (Tier 1 Markets in US)

New York - City
New York - Metro
Boston
Philadelphia
Washington DC
Atlanta
Austin
Charlotte
Chicago
Dallas
Denver
Houston
Los Angeles
Miami
Memphis
Nashville
Phoenix
Portland
San Diego
San Francisco
Salt Lake City
Seattle
Tacoma

OTHER TIER 1 MARKETS WITH 500,000+ MSA CONSIDERED

All First Mortgages: Loan / Deal Sizes (\$1,500,000 - \$50,000,000+)

First Mortgages

Loan to Value Ratio Up to 75%
Interest Rate 10 - 14%
Term 1 - 3 years
Amortization Interest Only
Recourse Preferred
Origination Fee 2 - 3 Points
Exit Fee None
Extensions Yes
Extension Fee 1/2 - 1 Point
Borrowing Entity Special Purpose Entity

Purchasing Distressed Debt

Loan to Value Ratio Up to 75%
Interest Rate TBD
Term 1 - 5 Years
Amortization TBD
Recourse TBD
Origination Fee 2 - 3 Points
Exit Fee None
Extensions Yes
Extension Fee 1/2 - 1 Point
Borrowing Entity Special Purpose Entity

Financing Third Parties Purchasing Distressed Debt

Loan to Value Ratio Up to 75%
Interest Rate TBD
Term 1 - 5 Years
Amortization TBD
Recourse TBD
Origination Fee 2 - 3 Points
Exit Fee None
Extensions Yes
Extension Fee 1/2 - 1 Point
Borrowing Entity Special Purpose Entity

www.LenderCapitalGroup.com
425-429-2328 (Office)
LenderCapitalGroup (Skype ID)
info@lendercapitalgroup.com