



Spearhead Commercial Capital recently closed on multiple loans totaling \$4,434,000 for two multifamily properties and a SFR portfolio in Alvin, Texas.

Spearhead Commercial Capital recently closed on multiple loans totaling \$4,434,000 for two multifamily properties and a single-family portfolio in Alvin, Texas. After listening to one of our recent podcasts, the client initially reached out to see if we could assist him in acquiring financing on value-add multifamily property around Houston. He and his partners were seeking non-recourse financing for two non-contiguous properties that were leased at below-market rents (of course, until they positioned the property to sell).

Connecting clients to creative lending solutions is the basis upon which Spearhead Commercial Capital was founded. Our extensive network of lenders allowed us to source a lender familiar with the area who understood the low rents were below market. Due to the lender's knowledge of the market rates, they utilized the T3 NOI to get to the targeted 70% LTV allowing our client to keep cash on hand to perform the rehab to increase their NOI and their cash-on-cash return further.

By providing the client with a strong lending option on the acquisition deal, we got the opportunity to explore other opportunities within the borrower's portfolio. As a result, Spearhead Commercial Capital ended up securing non-recourse financing with a cash-out on another multifamily property in the same market, along with a portfolio loan for 10 SFRs that provided a cash-out, non-recourse structure that allowed the clients to acquire additional properties within the portfolio.

"It was a pleasure assisting this client with a holistic view of his portfolio, including multifamily refinance, acquisition loan, and cash-out refinance of an SFR portfolio. We are proud to have served the full gambit of his financing needs and provided long-term fixed-rate financing to serve him for years to come. We look forward to meeting future needs as he continues building his real estate portfolio!"

-William Foy, Partner

About:

Spearhead Commercial Capital is a commercial mortgage brokering firm in Denver, Colorado. We aim to connect investors to the best financing structure based on investors' specific goals. We have access to a deep network of local, regional, and national lenders. From conventional bank lending to GSEs and private debt funds, our network includes lenders interested in all asset classes: office, industrial, self-storage, and retail. Let us search the marketplace to bring you solutions that save you time and effort and meet your desired loan structure and priorities.

CONNECTING CLIENTS TO CREATIVE SOLUTIONS