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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.

February 28, 2025

10yr T-Bill 4.220 %

Commercial Loan Amounts: \$10,000-No Max

Property Types	Rates		Margin		Max / Min.	Loan Term	Amort
United States & International	10yr T-Bill+ Min Spread	10yr T-Bill+ Max Spread	Spread Min	Spread Max	LTV / DCR	(Years)	(Years)
Apartment / Multifamily Loan:	5.720%	7.970%	150	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:	7.220%	10.220%	300	600	80% / 1.45	20, 25	20, 25
Golf Course/Casino Gaming Loan:	7.220%	10.220%	300	600	75% / 1.50	7, 10	20, 25
HealthCare/Senior Housing Loan:	6.220%	8.970%	200	475	85% / 1.20	10, 35	30, 35
Hotel / Motel/Resort Loan:	6.720%	10.220%	250	600	80% / 1.50	10, 25	20, 25
Industrial / Warehouse Loan:	6.720%	10.220%	250	600	80% / 1.25	10, 15	25, 30
Land – Raw/Improved Loan:	I/O	I/O	I/O	I/O	65% / N/A	1, 3, 15	% Only, 15
Mobile Home Park Loan:	8.220%	10.220%	400	600	80% / 1.20	10, 15	25, 30
Office / Medical Bldg. Loan:	7.220%	8.970%	300	475	80% / 1.30	10, 15	25, 30
Outlet Shopping Mall Loan:	7.220%	8.970%	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 / Lounge / Owner User	9.220%	10.220%	500	600	90% / 1.20	10, 15, 20	10, 15, 20
Retail Anchored Center Loan:	6.220%	8.970%	200	475	85% / 1.01	10, 15	25, 30
Retail Unanchored Center Loan:	6.220%	8.970%	200	475	75% / 1.30	10, 15	25, 30
Self / Mini-Storage Loan:	7.220%	10.220%	300	600	80% / 1.30	10, 15	25, 30
Single Tenant, Triple "NNN" Loan:	6.970%	8.970%	275	475	80% / 1.25	10, 15, 25	10, 15, 25
Special Purpose / Mixed-Use Loan:	7.970%	10.220%	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	92% / 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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