



Commercial Real Estate

Purchase, Refinance, Construction/Perm, Renovations

SBA Commercial Real Estate Loans

- Purchase or refinance, construction and renovation of Real Estate.
- Existing businesses (at least 2 yrs). No ground leases.
- Loan size from \$250,000 to \$2,000,000. Special programs up to \$5,000,000
- 25 year terms; no balloon, prepayment penalty 3 years (5,3,1)
- Floating rate of 1.25% to 2.5% over Prime
- Debt coverage 1.25x for last full year and interim
- Fees: SBA fee and normal closing costs can be financed.

Expansion Loans

- For businesses with increasing trends
- Projected DSC at least 1.25x with historic DSC at least 1x

Construction

- Construction loans are only for loans where we provide the permanent financing
- Fee: 1% Construction Fee. Additional fees may apply.

Conventional Commercial Real Estate Loans

- Purchase, refinance, cash-out (for business use), or renovation of Real Estate.
- General use properties only. No restaurants. No ground leases. No start-ups.
- Owner occupancy must be at least 25%
- Non-owner occupied portion must be pre-leased (except new construction)
- Loan size from \$500,000 to \$10,000,000; over \$5M, owners min FICO 700
- Owner business must be at least 2 years old
- LTV 90% (medical professional), LTV 85% (up to \$5M), LTV 75% (over \$5M)
- Rates: from Prime+1% floating or from 5YrSwap+3.75% fixed/resetting 5yrs
- Term up to 25 years; Prepayment penalty: 5 year/ 5%
- Debt coverage 1.25x for 2yrs plus interim; the Owner business must provide at least 1x with remainder from rental income

All deals must cash flow the debt. If the deal doesn't cash flow we can't get it approved.

CASH FLOW IS KING!
