

COMMERCIAL BRIDGE LOANS - CASH FLOWING

Representative Terms

Loan Size:	\$3,000,000 to \$50,000,000 +
LTV/LTC:	Up to 85%
Interest Rate:	6.00% +
Origination Fee:	Competitive
Term:	1 - 3 years
Recourse:	Recourse & Non-recourse
Prepayment:	No prepayment penalty / Competitive yield maintenance
Amortization:	Interest Only
Geography:	Continental United States

Property Types (Examples):

Multifamily
Retail
Office
Light Industrial / Warehouse
Flex / R&D
Hospitality
Self-Storage
Mobile Home Communities
Condominium Inventory
Mixed-Use
Healthcare

Representative Transactions:

Opportunistic Acquisitions
Quick Closing
Refinance
Rehab / Renovation
Tenant Improvement
Reposition
Non-Stabilized Properties
Discounted Payoffs & D.I.P.
Cash-Out
Lease-Ups
Foreign National Borrower

COMMERCIAL BRIDGE LOANS - NON CASH FLOWING

Representative Terms

Loan Size:	\$3,000,000 to \$50,000,000 +
LTV/LTC:	Up to 75% (Increased leverage considered on a case by case basis)
Interest Rate:	7.00% +
Origination Fee:	Competitive
Term:	1 - 3 years
Recourse:	Recourse & Non-recourse
Prepayment:	No prepayment penalty / Competitive yield maintenance
Amortization:	Interest Only
Geography:	Continental United States

Property Types (Examples):

Multifamily
Retail
Office
Light Industrial / Warehouse
Flex / R&D
Hospitality
Self-Storage
Mobile Home Communities
Condominium Inventory
Mixed-Use
Healthcare

Representative Transactions:

Opportunistic Acquisitions
Quick Closing
Refinance
Rehab / Renovation
Tenant Improvement
Reposition
Non-Stabilized Properties
Discounted Payoffs & D.I.P.
Cash-Out
Lease-Ups
Foreign National Borrower

LAND LOANS (Zoned and Entitled)

Representative Terms

Loan Size:	\$3,000,000 to \$50,000,000 +
LTV/LTC:	Up to 65% (Increased leverage considered on a case by case basis)
Interest Rate:	8.00% +
Origination Fee:	Competitive
Term:	1 - 3 years
Recourse:	Recourse & Non-recourse
Prepayment:	No prepayment penalty / Competitive yield maintenance
Amortization:	Interest Only
Geography:	Continental United States - Major Metros

Eligible Land Use (No Raw Land):

Multifamily
Retail
Office
Light Industrial / Warehouse
Flex / R&D
Hospitality
Self-Storage
Mobile Home Communities
Condominium
Mixed-Use
Healthcare

Representative Transactions:

Opportunistic Acquisitions
Quick Closing
Refinance
Foreign National Borrower
Discounted Payoffs
Cash-Out
D.I.P.

RESIDENTIAL - NON OWNER OCCUPIED

Representative Terms

Loan Size:	\$2,000,000 to \$25,000,000 +
LTV/LTC:	Up to 65% (Increased leverage considered on a case by case basis)
Interest Rate:	7.50% +
Origination Fee:	Competitive
Term:	1 - 3 years
Recourse:	Recourse & Non-recourse
Prepayment:	No prepayment penalty / Competitive yield maintenance
Amortization:	Interest Only
Geography:	Continental United States

Property Types (Examples):

Single Family Residence
Condominium

Representative Transactions:

Opportunistic Acquisitions
Quick Closing
Refinance
Foreign National Borrower
Discounted Payoffs
Cash-Out
Speculative Construction
Rehab / Renovation
D.I.P.

To apply please visit: <http://formancap.com/submissions/>

CONSTRUCTION MEZZANINE

Representative Terms

Loan Size:	\$3,000,000 to \$25,000,000 +
LTV/LTC:	Up to 85%
Interest Rate:	10.00% + (Partial current pay and accrual pay considered)
Origination Fee:	Competitive
Term:	1 - 3 years
Recourse:	Recourse & Non-recourse
Prepayment:	No prepayment penalty / Competitive yield maintenance
Amortization:	Interest Only
Geography:	Continental United States

Property Types (Examples):

- Multifamily
- Retail
- Office
- Light Industrial / Warehouse
- Flex / R&D
- Mixed-Use

COMMERCIAL CONSTRUCTION LOANS

Representative Terms

Loan Size:	\$3,000,000 to \$50,000,000 +
LTV/LTC:	Up to 75% (Increased leverage considered on a case by case basis)
Interest Rate:	7.00% +
Origination Fee:	Competitive
Term:	1 - 3 years
Recourse:	Recourse & Non-recourse
Prepayment:	No prepayment penalty / Competitive yield maintenance
Amortization:	Interest Only
Geography:	Continental United States

Property Types (Examples):

- Multifamily
- Retail
- Office
- Light Industrial / Warehouse
- Flex / R&D
- Hospitality
- Self-Storage
- Mobile Home Communities
- Mixed-Use
- Healthcare

COMMERCIAL MEZZANINE - CASH FLOWING

Representative Terms

Loan Size:	\$3,000,000 to \$25,000,000 +
LTV/LTC:	Up to 85%
Interest Rate:	10.00% + (Partial current pay and accrual pay considered)
Origination Fee:	Competitive
Term:	1 - 5 years
Recourse:	Recourse & Non-recourse
Prepayment:	No prepayment penalty / Competitive yield maintenance
Amortization:	Interest Only
Geography:	Continental United States

Property Types (Examples):

- Multifamily
- Retail
- Office
- Light Industrial / Warehouse
- Flex / R&D
- Mixed-Use

Representative Transactions:

- Opportunistic Acquisitions
- Quick Closing
- Refinance
- Rehab / Renovation
- Tenant Improvement
- Reposition
- Non-Stabilized Properties
- Discounted Payoffs & D.I.P.
- Cash-Out
- Lease-Ups
- Foreign National Borrower

COMMERCIAL CONSTRUCTION LOANS - NON CASHFLOWING

Representative Terms

Loan Size:	\$3,000,000 to \$50,000,000 +
LTV/LTC:	Up to 65% (Increased leverage considered on a case by case basis)
Interest Rate:	7.00% +
Origination Fee:	Competitive
Term:	1 - 3 years
Recourse:	Recourse & Non-recourse
Prepayment:	No prepayment penalty / Competitive yield maintenance
Amortization:	Interest Only
Geography:	Continental United States

Property Types (Examples):

- Condominium
- Residential
- Speculative

To apply please visit: <http://formancap.com/submissions/>

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