

FIXED-RATE LOANS

For the acquisition, re-finance, or construction-takeout of stabilized properties.

(Note: Lending guidelines will vary by property)

Property Types:	Anchored & un-anchored retail, retail (single-tenant), office (multi & single-tenant), flex/R&D (multi & single tenant), industrial (multi-single tenant), multi-family, self-storage
Loan Amounts:	\$1.0 million + / no maximum
Location:	New England
Loan Terms:	2 – 25 years
Amortizations:	Up to 30 years
Interest Rates:	Fixed rates based on competitive spreads over one of the following; a) comparable term US Treasuries, b) comparable term Federal Home Loan Bank Advance Rate (FHLB), or c) comparable term Swap rates.
Interest Rate Lock:	Either at application or prior to close
Loan-to-Value:	Typically, 75% but can go up to 80% depending on deal.
Debt Service Coverage:	1.20x or greater
Recourse:	Typically, all loans are Non-Recourse with standard lender carve-outs. However, for certain “bank” deals where recourse is often required, we are typically able to limit such recourse to the borrower.
Pre-Payment:	One of the following; a) Yield Maintenance b) Defeasance or c) Fixed prepayment schedule.
Lender Fees:	Typically, deals are ‘par’ (0 points) to lender but vary by deal.
Origination Fee:	1% (negotiable on larger transactions)
Refundable Deposits:	Vary by lender, but are typically 1-3% prior to close. Deposits are refunded at closing.
Third Party Reports:	MAI Appraisal, Phase 1 Environmental and Property Physical Condition/Structural Report required on all transactions
Escrows/Reserves:	Vary by deal, but typically limited to Taxes & Insurance. TI & Leasing reserves may be required.
Transaction Costs:	Borrower responsible for all third party reports, legal, and standard closing costs such as title & insurance.
Other:	Forward Commitments “One-Stop” Construction/Permanent Loans

To discuss your next transaction or should have any questions, contact Ted Sidel at 617-292-7177 or email at tsidel@eaglebridgecapital.com

