

## PRODUCTS — NATIONAL

ReadyCap Commercial lends nationwide, focusing on the Top 100. We offer flexibility on general structure including hold-backs and earn-outs, as well as on fees and prepay options.

	FIXED RATE	FREDDIE MAC SBL	BRIDGE
PROPERTY TYPES	Office, Retail, Industrial, Self-Storage, Single Tenant, Mixed Use Partial cash flow with structure also available	Multifamily with 5+ Units Short term Bridge-to-Freddie also available	Core: Multifamily, Office, Retail, Industrial, Mixed-Use Non-core: Self-Storage, Student Housing, Hospitality, Residential, Commercial Condo, Specialty Use
RATES*	From 5.0%	Call for current rates	Generally 300 bps to 500 bps over LIBOR
LOAN SIZE	\$1MM to \$25MM Portfolio loans \$25MM+	\$1MM to \$7.5MM	\$2MM to \$50MM Portfolio loans \$50MM+
LOAN PURPOSE	Purchase, Refinance, Cash Out	Purchase, Refinance, Cash Out	Purchase
TERMS	3-10 Year Fixed Rates Fixed to Float Available IO Available	5, 7, 10 Year Fixed 20 Year Hybrid ARM with initial 5, 7, 10 Year Fixed	Up to 5 Years
LEVERAGE	Up to 75% of Appraised Value	80% Top and Standard Markets 70% Small and Very Small Markets (75% for Acquisitions)	Up to 80% Higher leverage debt considered on case-by-case basis
RECOURSE	Non-recourse with standard carve-out provisions required	Non-recourse with standard carve-out provisions required	Non-recourse except for bad-boy carve-outs; further guarantees may be required on a case-by-case basis
PREPAYMENT	Step Down Prepay, Yield Maintenance	Step Down Prepay, Yield Maintenance	Freely Pre-Payable Minimum interest may apply
DEBT SERVICE COVERAGE	Min 1.25x	1.20x Top Market 1.25x Standard Market 1.30x Small Market 1.40x Very Small Market	None Partial or non-cash flowing assets
AMORTIZATION	Interest Only 15, 20, 25 & 30	Partial-Term Interest Only Full-Term Interest Only may be available Up to 30 Years Amortization	Interest only; amortization structured on a case-by-case basis
ORIGINATION	Par	Par	100% origination fee / 0.50%+ exit fee / extension fees of 0.25%+

## RECENT CLOSINGS



**\$4,950,000**  
Fixed Rate - Industrial  
Valencia, CA

Rate/Term Refinance  
DSCR 1.68x | LTV 48.7%  
10 Year Term | 30 Year Amortization



**\$3,126,000**  
Freddie Mac SBL - Multifamily  
New Orleans, LA

Cash-Out Refinance  
DSCR 1.27x | LTV 80.0%  
10 Year Term | 30 Year Amortization



**\$7,800,000**  
Bridge - Condo Hotel  
Orlando, FL

Non-Recourse Interest Only  
36 Month Term  
Flexible Prepayment

**888-354-0822 | ReadyCapCommercial.com**



\*Rate dependent upon term, leverage, amortization, and prepayment penalty.

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