

PRODUCTS — NATIONAL

ReadyCap Commercial lends nationwide, targeting the Top 50 MSAs and considering the Top 100. We offer flexibility on general structure including hold-backs and earn-outs, as well as on fees and prepay options.

COMMERCIAL

MULTIFAMILY

MINI-PERM

FREDDIE MAC

	COMMERCIAL	MULTIFAMILY	MINI-PERM	FREDDIE MAC
Property Types	Office, Retail, Industrial, Self-Storage, Single Tenant, Mixed Use	5+ Units	Multifamily, Office, Retail, Industrial, Self-Storage, Single Tenant, Mixed Use	Multifamily
Rates*	From 5.5%	From 5.5%	From 5.5%	Call for current rates
Loan Size	\$750k to \$10MM	\$750k to \$10MM	\$1MM to \$10MM	\$1MM to \$5MM
Loan Purpose	Purchase, Refinance, Cash Out	Purchase, Refinance, Cash Out	Stabilization of Near-Term Lease Expirations, Purchase, Refinance, Limited Rehab/ Renovation	Acquisition or Refinance (Cash Out Available)
Terms	5 Year Fixed 5 Year I/O Fixed 7 Year Fixed 10 Year Fixed 5 Year I/O + 5 Year Fixed	5 Year Fixed 5 Year I/O Fixed 7 Year Fixed 10 Year Fixed 5 Year I/O + 5 Year Fixed	2, 3 & 4 Year Fixed 2, 3 & 4 Year I/O Fixed	Hybrid ARM (Fixed to Float)
Leverage	Up to 75% of Appraised Value	Up to 75% of Appraised Value	Up to 75% of Appraised Value	Up to 80% of Appraised Value
Recourse	Not Required	Not Required	Not Required	Non-recourse with standard (bad boy) carve-out provisions required
Prepayment	Step Down Prepay, Flat Prepay, Yield Maintenance	Step Down Prepay, Flat Prepay, Yield Maintenance	Step Down Prepay, Yield Maintenance	Flexible Prepay Options
Debt Service Coverage	Min 1.25x (UW NOI)	Min 1.20x (UW NOI)	Min 1.20x (UW NOI)	Min 1.25x Min 1.20x in Top Markets
Amortization	Interest Only 15, 20, 25 & 30	Interest Only 15, 20, 25 & 30	Interest Only 15, 20, 25 & 30	Maximum 30 years
Origination	Par to 1% Origination Fee	Par to 1% Origination Fee	Par to 1% Origination Fee & Up to 1% Exit Fee	Par to 1% Origination Fee

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



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