

**www.CommercialLendingPros.com**



***Providing Commercial Real Estate Loans Nationwide Since 2003***

## **Hard Equity / Bridge Loans**

**Loan Amounts:** \$100,000 Minimum / \$5,000,000 Maximum

**Property Types:** Single-Family, Multi-Family, Mixed Use, Office, Retail, Warehouse, Light Industrial, Auto Repair and some special purpose.

**LTV:** up to 60% of "As Is" value or 65% of "after repair" appraised value (40% - 50% LTV max for land – depending on location and land use type)

**Rates:** 9.00% to 15.00% interest rate (based on property type, location, LTV, condition of property & credit)

**Term:** 12 to 24 months - Interest Only

**Lender Points:** 2 to 5 points to Lender

**Minimum Credit:** 660 for loans above \$1,000,000.00. No minimum for loans under \$1,000,000.00.

**Prepayment Penalty:** None

**Typical turn time to closing: FAST!!**

- **Referral Fees Paid to Commercial Realtors, Business Brokers and other Intermediaries**

***For more detailed information or a specific quote on a project, contact us at:***

**863-299-2929 or 813-833-3132**

**Office: 863-299-2929 Fax: 863-877-4456**

Email: [loans@CommercialLendingPros.com](mailto:loans@CommercialLendingPros.com) Website: [www.CommercialLendingPros.com](http://www.CommercialLendingPros.com)

*\* Due to changing market conditions, rates & terms are subject to change without notice*