



PROGRAM DETAILS

Overview

STARTING
8.50%

Commercial Perm Loans are a type of long-term financing option that can be used to purchase or refinance single properties. These loans are particularly suitable for properties and borrowers who are just below the requirements of conforming permanent financing guidelines, often due to lower DSCR's (below market property income). With this loan, you can secure competitive long-term financing with a fixed rate for a 30-year period.

Ownership:

Properties are held in an LLC, partnership, trust, or other corporate structure. In some cases, properties can be held in an individual's name.

Underwriting:

The emphasis is on property value, net operating income, potential future NOI after property stabilization, and/or potential Net Gain after disposition.

- Processing Fee: \$400 - \$2500
- Borrower pays 3rd party Appraisal and closing cost

- Multifamily
- Retail
- Restaurant
- Warehouse
- Mobile Home Park
- Light Industrial
- Mixed-Use
- Office
- Bar
- Self-Storage
- Daycare Center
- Automotive

Property Type:
*see chart below

Loan Amount:
\$100k - \$4M

Purpose:
Purchase or Refinance

Term:
30-Year Fixed | 5-Year ARM

Amortization:
15, 25, 30

Property Use:
Investment or Owner-occupied

Max LTV - Purchase:
80.0%

Max LTV - Refinance:
75.0%

Min DSCR:
1.15x

Min Credit Score:
650+