

# Real Estate Finance Loan Programs

Loan Program	Loan Size	Maximum Loan To Value	Minimum Debt Service Coverage Ratio	Rate	Term	Property Status
Permanent	\$3 million and greater	80%	1.20x	Fixed	5 – 15 years	Stabilized
Interim	\$10 million and greater	75-80%	1.00x	Floating	1 – 3 years	Transitional
Construction	\$10 million and greater	75%	1.00x	Floating	9 – 36 months	Development/ Preleased
Fixed Rate Construction	\$10 million and greater	75%	1.20x	Floating during construction/ Fixed upon stabilization	1 – 3 years	Development/ Preleased
Non-Recourse Interim	\$10 million and greater	75%	1.20x	Floating	3 year maximum	Transitional
B-Note/ Mezzanine	\$250,000 and greater	90%	1.05x	Floating and Fixed	3 – 10 years	Minimum 80% Preleased
Line of Credit	\$15 million and greater	N/A	N/A	Floating	1 – 5 years	Stabilized



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