

## Large Balance Construction / Commercial Development Loan Program

Rates start as low as 8% FIXED for 5 years.

- Loan Amounts \$100 Million and up only
- Developer puts \$200,000 into Bonded Escrow Account with North American Title for Bank Fees.
- This deposit is held in an escrow account of Lender and will be used only by the terms of the escrow agreement by the lender to generate a credit facility to make the funding of this loan possible. The deposit will not be allowed to move from the account or be encumbered in any way by either party. The deposit will be released back to the borrower, with no restrictions, after 30 days have passed from the time the deposit was made, if this loan has not closed, at which time, the escrow agent will without delay send funds in the amount of \$200,000.00 back to the borrowers designated account in escrow agreement.
- Facilitator purchase a Stand By Letter of Credit with HSBC New York for double the Amount of money required.
- The 50% of the Stand By Letter of Credit is then Monetized and the Funds for the Project are created. The Lender keeps the other 50% of the Instrument as collateral.
- 3 Year Loan Term, No Repayment required during the 3 years
- No Interest on Loan therefore no Interest Reserve is required.
- 3 Year Balloon Loan
- Lender pays all 3rd Party Costs.
- No Prepay Penalty
- No Equity Participation by Lender
- No Presales required
- Lender takes no Lien on Project, the Stand by Letter of Credit stands as the only collateral for the Loan.
- SBLC cost is 10% of Loan Amount which is deducted from Proceeds.
- Closing Costs and Attorney's Fees paid by Lender.

### Commercial Developer Guidelines

- Commercial Developer Experience and Management Team are very important
- Well thought out an Viable Commercial Development Project with solid Executive Summary, Business Plan and Financial Pro Formas
- Prior to Submission Commercial Developer must provide Proof of Funds required For Collateral Instrument

Fill out the form on the left for a FREE, no obligation quote or call us at (310) 878-2318.

### Large Balance Project Lending Program - 100% Loan to Cost

- Loan Amounts 20 Million and up only

- Purchase, Refinance or Construction
- Developer puts \$50,000-\$200,000 (Fee varies by Loan size) into Bonded Escrow Account with North American Title for Bank Transmission Fees.

#### How your Funds are Protected

- This deposit is held in an escrow account of Lender and Borrower and will be used only by the terms of the escrow agreement by the lender to generate a credit facility to make the funding of this loan possible. The deposit will not be allowed to move from the account or be encumbered in any way by either party. The deposit will be released back to the borrower, with no restrictions, after 30 days have passed from the time the deposit was made, if this loan has not closed, at which time, the escrow agent will without Delay send funds in the amount of \$200,000.00 back to the borrowers designated account in escrow agreement.

#### How it Works

- Facilitator purchases a Stand by Letter of Credit with HSBC New York (or other designated top 10 bank if HSBC is not utilized) for double the Amount of money required.
- The Stand by Letter of Credit is then monetized and the Funds for the Project are created.
- The Lender then purchases a 2nd SBLC and 50% of the cash goes to the Borrower and 50% to purchase the 2nd Instrument equal to the Loan Amount as collateral.
- The Lender invests the 2nd SBLC as they see fit.
- 3 Year Loan Term, No Repayment required during the 3 years
- No Interest on Loan therefore no Interest Reserve is required.
- 3 Year Balloon Loan
- Lender pays all 3rd Party Costs.
- No Prepay Penalty
- No Equity Participation by Lender
- No Presales required
- No Underwriting except for Executive Summary
- Non Recourse Loan
- Lender takes no Lien on Project, the Stand by Letter of Credit Stands as the only collateral for the Loan.
- SBLC cost is 10% of Loan Amount (not total SBLC) which is Deducted from Proceeds.
- Closing Costs and Attorney's Fees paid by Lender.
- Normal Timeframe to close under 30 Days.
- Money is released in Entirety, no Construction Draws.

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States we serve in: Alabama, Alaska, Arizona, Arkansas, California, Colorado, Connecticut, Delaware, Florida, Georgia, Hawaii, Idaho, Illinois, Indiana, Iowa, Kansas, Kentucky, Louisiana, Maine, Maryland, Massachusetts, Michigan, Minnesota, Mississippi, Missouri, Montana, Nebraska, Nevada, New Hampshire, New Jersey, New Mexico, New York, North Carolina, North Dakota, Ohio, Oklahoma, Oregon, Pennsylvania, Rhode Island, South Carolina, South Dakota, Tennessee, Texas, Utah, Vermont, Virginia, Washington, West Virginia, Wisconsin, Wyoming.