

TAMINTRIS ROBINSON



Commercial Real Estate Financing
Business Funding
Capital Raise
Mobile Notary Public

Commercial Loan Consultant
Non- Real Estate

281-985-5047

Large Non-Recourse Bridge/Construction Loans w/ High Leverage!

- Fico:** Credit worthy individuals. Lender is not fico driven but any fico challenges need to make sense.
- Loan Terms:** 1-3 years, interest only. Can sometimes go longer than 3 years.
- Loan Size:** \$5-75 million. Sweet spot is 15-40 Million
- Max LTV/LTC:** Up to 75% LTV on a bridge loan. Sometimes the lender can go higher as well.
- Lender will fund 100% of the construction as well.**
- Interest Rate:** Libor plus 5.0%-7.0%
- Property Types:** Most commercial properties
- Pre-Payment Penalty:** No PPP. Lender sometimes charges 1 point as an exit fee.
- Use of Funds:** Purchase & Refinance
- Origination Fee:** 1 point to lender
- Territory:** All 50 States besides Hawaii & Alaska. Favors the SW & NW in the United States. Also lends in major cities in Canada.
- Closing Time:** 2-3 weeks
- Special:** This lender focuses on value add bridge loans. These are NON RECOURSE loans! Lender likes when the property has multiple tenants. The lender is not doing any ground up construction right now.