

Commercial Loan programs

Permanent/Fixed Rate Financing:

Permanent/Fixed Rate Financing is the core product that is utilized most throughout the commercial real estate industry. The Borrowers can lock an existing loan from anywhere from 2 to 30 years based on the property type. Our relationships with our lenders are a key component in assisting its client's permanent financing needs.

Bridge/Renovation Financing:

Through the relationships that we have with a variety of leading lending sources, we can offer customized Bridge/Renovation, Construction, Floating-Rate, Forward Commitment, Mezzanine/Preferred Equity and Permanent/Fixed Rate financing alternatives.

Floating-Rate Financing

Floating-rate financing usually utilizes the London Interbank Offered Rate (LIBOR). This product is very attractive to Borrowers who have a lot of upside in an existing property and need a short period of time to stabilize an existing property. These rates have been at the historical lows and have been very popular as they usually have minimal or no prepayment penalties. We assist borrowers to utilize these flexible structures for their short term needs

Mezzanine/Preferred Equity Financing

Mezzanine/Preferred Equity Financing can be structured in many different ways. We assist borrowers who need to bridge the gap between what a conventional lender is willing to finance and the total amount needed to complete a transaction. The transaction can be structured as partnership debt, preferred equity, or a mezzanine loan. The key to these transactions are the ability to creatively structure the transaction.

Joint Venture Equity

Introducing strategic capital for specific projects- development, value-add, or stabilized assets - allows our clients to get maximum leverage on their capital and opens up opportunities to pursue larger deals versus being limited to conventional family and friends deals. JV money typically will invest between 90-95% of the required equity. JV Equity is available in all major product types (retail, office, industrial, hotel, and multi-family).

Construction Financing

Construction financing is a short-term loan utilized by borrowers to finance the costs of building an existing facility. Every loan varies depending on the product type and the amount of time it takes to complete the building process. We can assist all borrowers in finding the best structure, leverage and rate for these critical loans.

Private Money

Private Financing Group arranges alternative financing for real estate owners, developers and entrepreneurs. Real estate secured financing programs structured to meet the needs of each borrower.

Types of properties:

Hotel, Motel (flagged and Un-flagged), Casino, Assisted living facilities, Senior living facilities, Office buildings Class A, B, C, D, Industrial Building Class A, B, C, D, Multifamily apartments, Medical facilities, Retail, Shopping centers, Malls, Gas stations, Owner user Class A, B, C, D

For information about any scenario you may have, please contact

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