

DK Financial Services

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Real Estate Investors and Correspondent Lenders

Loan Types	Property Types
• Construction	• Office Buildings
• Acquisition and Development	• Assisted Living
• Permanent	• Hotels/Resorts
• Bridge	• Medical Facilities/Offices
• Renovation/Rehabilitation	• Retail (Anchored and Unanchored)
• Refinancing	• Industrial
	• Apartments
	• Marinas
	• Mixed Use

Equity Participation	Loan Parameters
<ul style="list-style-type: none"> DK Financial can arrange equity participation to facilitate a transaction in conjunction with debt financing. 	• LTV 60%-75% subject to property type
	• LTC 65%-75% subject to project type
	• Interest Rates vary between 6%-8%
<ul style="list-style-type: none"> Terms of the equity participation are unique to each transaction. 	• DSCR between 1.25-1.50:1
	• Amortization of 20-30 years
<ul style="list-style-type: none"> Percent ownership to be determined in part by a minimum return on investment to the equity investor. 	• Loan terms of 2-5 years ** Ask
	• 1% Loan fee on most transactions
	• Minimum loan amount approx. \$4MM
	<ul style="list-style-type: none"> Maximum loan amount is unlimited and subject to underwriting.

What We Want to Avoid

- Raw land transactions. Residential lot transactions. Anything where the exit strategy involves the sale of land parcels.
- Hotels that are non-flagged or that are sponsored by inexperienced parties that have never owned and operated a hotel previously. Hotels located in markets with an oversupply of room nights. Extraordinary boutique hotel opportunities will still be considered.
- Undercapitalized borrowers who are unable or unwilling to contribute the necessary equity given the prevailing leverage ratios for their particular transaction.
- Borrowers who are not prepared to accept the costs and risks of commercial property ownership in regards to appraisals, governmental approvals, professional fees, and various other third party costs that are required by law and/or necessary for loan approval.