

The Fairchild Permanent Program

Finally, a permanent lending program that provides financing for transactions that fall outside of traditional underwriting guidelines. Introducing the Fairchild Permanent Program: an in-house commercial real estate lending program providing up to 80% LTV, 30 year amortization, cash out, secondary markets ok.



The Fairchild Permanent Program offers competitive financing for commercial real estate transactions nationwide that fall outside of traditional underwriting guidelines. Experience the best in permanent financing with Fairchild, one financial institution where experience, expertise, and flexibility provide a solid lending platform for commercial real estate financing needs in today's market.

Loan Amount

\$500,000 - \$10,000,000

Debt Service

1.20 - 1.25x

Interest Rate

Starting at 4.75%

Uses

Purchase, Refinance, Cash Out

Loan Term

5/1, 7/1, 10/1, Hybrid ARM,
15/15, 25/25, 30/30

Eligible Properties

Multifamily, Office, Retail, Industrial, Self Storage, Mixed Use, Owner User

Leverage

Up to 80% of Cost

Eligible Borrower

Single Asset Special Purpose Entity

Recourse

Nonrecourse Available

Sponsorship

Good Overall Credit with Sufficient Liquidity and Demonstrated Experience

Prepayment

Step Down, Flat, Yield Maintenance

Geography

Nationwide

Amortization

15/15, 20/20,
25/25, 30/30

Security

First Mortgage Lien on Subject Property

Fees

1% Origination; \$2500 Application Fee + Third Party Costs

Addressing challenges with flexible solutions and sound expertise. Contact Fairchild Realty Capital, your trusted financing partner for a comprehensive evaluation of your financing

About Fairchild

Fairchild Realty Capital provides creative financing solutions for commercial real estate assets nationwide. FRC is an affiliate of Fairchild Investments, an investment management firm allocating funds on behalf of its institutional and private clientele, backed by a series of funds with over \$1billion in assets under management.

Additional Info

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