

Up to 105% Commercial Financing - Private Investment Funds

Our investment fund's lending platform is one of the most diverse in the Nation. With the addition of new Equity channels, we complete our ability to help real estate professionals from commercial real estate investors to commercial real estate agents to REO department managers and those in charge of distressed asset liquidations. We do this with our new Equity sources that bring highly creative and versatile funding options for distressed commercial assets.

They fund in a variety of ways and we have a “Deal-Maker” mentality, not a “deal-breaker” methodology. With this fund we seek to place investments in the form of loans, equity or a combination of both on distressed and performing commercial real estate purchases, commercial and multi-family portfolios, discounted payoff opportunities, non-performing note purchases and commercial real estate development projects.

Property Types:

- Multifamily Developments 35+ units
- Apartment Communities 35+ units
- Commercial Shopping Centers
- Retail Shopping Centers
- Office Buildings – High-rise and Mid-rise
- Office Complex – Low-rise and Mid-rise
- Office Warehouse – Multi-unit/Light Industrial/Investor only

Equity Program Specifics:

- Sponsors MUST have experience
- Most deals require some type of sponsor equity – typically 5-10%
- Strong transactions can go as high as 105%
- Distressed assets being purchased or refinanced as a discount to current intrinsic market value
- Preferred strategies are Discounted Payoff (DPO), REO, Portfolio Purchase, Distressed Asset Purchase and Repositioning
- Equity investments are structured finance in multiple formats: Mezzanine/Bridge Loan, Straight Equity, Bridge/Equity combination, Bridge with entry/exit fees, Elevated Face Payoff and combinations of all strategies.

Structured Finance:

Our equity comes in many forms. We can be highly creative because we utilize a multi-strategy platform that allows us to place structured financing that is suitable to many different situations.

In some deals we structure an Equity participation with a Bridge while other deals may require Equity, Bridge and Mezzanine financing. We can provide the entire structure using our own money and providing for a flexible layered capital stack.

The creativity doesn't stop with the ways that we can structure an investment (i.e. Equity Investment, Bridge Loan or Mezzanine Financing) but also with the way that we can structure the specifics of the investment type. Our Equity Investment can enter as a simple participation or we can buy into the GP.

Our creative Structured Finance options give us the ability to offer lower current-pay rates on our bridge and carry the balance of the interest until the end of the investment. This means that the rate doesn't crush the cash flow and allows the investor to make money during the hold period of the investment even at up to 105% leverage for strong transactions. Our structured finance options can help commercial real estate investors buy more property, leverage their current cash into larger portfolios and get business growing fast. Let us show you what we can do.