



***WALKER FINANCIAL CONSULTING can offer a finance solution for commercial real estate loans that have had difficulty closing.***

**At Walker Financial Consulting, LLC** our 24+ years of experience in commercial bridge lending makes it possible for us to offer our clients and business partners the opportunities that many traditional lenders cannot.

**Quick View of Information:**

**Rates:** 8% to 11%

**Points:** 3 to 5

**Terms:** 1 to 3 years

**Loans:** \$5M to \$150M

**For deals that meet our criteria, we can move fast** - often closing in as little as 14 days. Transactions include all asset classes of commercial real estate that are located in the USA or Canada. The commercial real estate must be income producing and cannot be located in rural areas.

**Our objective** is to build long-term relationships with our clients. We believe in being professional, honest, flexible, and creative so that we can provide our clients with the best opportunities available to them. To aid in a better understanding of what we are all about, please review our basic criteria below.

<b>Properties:</b>	Commercial Real Estate (pretty much all asset classes)
<b>Locations:</b>	United States (all 50 states) and Canada (no true rural areas or vacant land)
<b>Collateral Required:</b>	Commercial Real Estate / Full Recourse
<b>Loan Types:</b>	Purchase, Refinance, Rehab, Debt Restructuring and Ground up Construction
<b>Loan Amount:</b>	\$5M - \$150M
<b>Interest Rates:</b>	8% - 11%
<b>Points:</b>	3 - 5
<b>Terms:</b>	1 - 3 Years (Interest Only)
<b>Prepayment Penalty:</b>	None
<b>Upfront Fees:</b>	None
<b>LTV:</b>	70% - 75%
	➤ The 30% - 25% needs to be in either cash, equity within the current project and/or cross collateralization of other owned commercial real estate projects
	➤ Project must be income producing
	➤ Principals must have 25% - 30% "skin in the game" for ground up construction projects

***Don't Hesitate!*** Once you have a transaction that meets our criteria, send us the information and we will get to work. Please forward us a detailed Executive Loan Summary. You will have a preliminary decision within 24 hours of your submission.

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