

City Commercial Mortgage is pleased to announce our new, fully discretionary, nonrecourse loan program.

CCM is actively seeking loan opportunities for the capitalization of middle market commercial real estate properties nationwide.

LENDING PARAMETERS

OVERVIEW: Fully discretionary loan program targeting borrowers with capital needs for middle market

commercial real estate properties

LOAN AMOUNT S: \$1 - \$50 million

SITUATIONS: Financing for acquisitions, recapitalizations and business plans that entail value-add, light transition or stabilized properties where additional seasoning or flexible prepayment is required

PROPERTY TYPES: Office, Industrial, Multifamily, Retail, Manufactured Housing Communities, Self Storage, Medical Office, Hospitality, Student and Senior Housing

COLLATERAL: First Mortgages with Mezzanine and Preferred Equity considered on a select basis

LOAN TO COST: Up to 85%

LOAN TERM: 1-5 years (inclusive of base term + extensions)

INTEREST RATES: Competitive rates starting at LIBOR + 300 bps

FEES: 1%

AMORTIZATION: Interest only generally with principal amortization structured on a deal by deal basis

RECOURSE: Non-recourse except for bad-boy carve-outs

PREPAYMENT: Open to Prepayment at any time, subject to yield maintenance or minimum interest