

CMBS PROGRAM

Securitized Loan Arbor provides competitive Conduit financing for acquisition or refinance of all types of commercial properties nationwide.

Loan Amount

\$2,000,000 minimum

Loan Term

3, 5, 7 or 10 Years

Amortization

Up to 30 Years. Interest-only options available.

Minimum DSC

1.20

Maximum LTV

80%

Interest Rate

Fixed and adjustable rate options
on an Actual / 360 basis

Eligible Property Types

Multifamily

Garden style, mid- and high-rise. Detached or attached projects with five or more units.

Retail

Anchored or unanchored retail projects

Office

Class A, B or C located in
Central Business Districts or suburbs

Industrial

Single tenant and multitenant facilities

Self Storage

Self-storage and mini-storage facilities with
a minimum of 50 units

Hotel/Hospitality

Full- and limited-service projects with acceptable flag

Seniors Housing

Age-restricted and Assisted Living facilities

Eligible Borrower

Single-asset entity

Tax and Insurance Escrows

Monthly deposits required

Replacement Reserves

Monthly deposits required

Recourse

Non-recourse with standard exceptions for fraud
and misrepresentation

Required Reports

Appraisal, Property Condition
Assessment and Phase I

Prepayment

Limited prepayability, including partial lockouts,
defeasance or yield maintenance.

Assumable

Subject to approval and fee

Subordinate Financing

Mezzanine allowed subject to approval

Rate Lock

One day prior to closing. Early rate lock option available.

Application Deposit

\$30,000. Covers estimated underwriting costs
(including processing fee).

Processing Fee

\$5,000 non-refundable

Origination Fee

Minimum 1%. Par pricing available.

Closing Deposit

1% of loan amount (due at commitment acceptance)
refunded at closing, less legal fees and costs



Growing Financial Partnerships