



"SISTER BANK" Rates – November 3, 2022 (subject to change without notice) **"FULL Doc ONLY"**

Hotels/Motels - GAS Stations - R.V.Parks - Assisted Living - NATIONWIDE

	Property Type	<u>PRCH</u> LTV	<u>REFI</u> LTV	<u>C.O.</u> LTV	<u>Floats</u> 3 Mos	(IF Avail.) <u>Fixed</u> 5 Yrs	(IF Avail.) <u>Fixed</u> 25 Yr.	Min. DSCR	Loan Amort	Loan Term	Min. FICO
1.	<u>Profitable</u> HOTELS/MOTELS - 60-250 Rooms (ALL to be Rentable) - Close to Interstate/Major Highway - Newer Property or Newer Renovations	75-80%	75-80%	70%	9.75%	11.50%	13.25%	1.20x	25	25	650
2.	<u>Profitable</u> GAS Stations/C-Stores - Clean <u>Current</u> Environmental Status - High Traffic Volume Location/Area - Newer Property or Newly Renovated	75-80%	75-80%	70%	9.75%	11.50%	13.25%	1.20x	25	25	650
3.	R.V. Park (<u>NO</u> Mobile-Home-Parks)	75-80%	75-80%	70%	9.75%	11.50%	13.25%	1.20x	25	25	650
4.	Self-Storage Facility	75-80%	75-80%	70%	9.75%	11.50%	13.25%	1.20x	25	25	650
5.	Assisted Living/Nursing Care Facility (Lic./Comm)	75-80%	75-80%	70%	9.75%	11.50%	13.25%	1.20x	25	25	650
6.	Own.Occ.Special-Use (Restaurants/Cars/Others)	75-80%	75-80%	70%	9.75%	11.50%	13.25%	1.20x	25	25	650
7.	Owner-Occ.Multi-Use (Office/Warehouse/Retail)	75-80%	75-80%	70%	9.75%	11.50%	13.25%	1.20x	25	25	650

MINIMUM Credit Req. (ALL Loans) - Own Occupied means 51%+; NOT Applicable to Apartments/NOO:

- **0.50% to 1.0% Broker Fees Paid.**
- **NO Cash-Out EXCEPT for Lien/Debt Pay-Off; Partner/Equity Buy-Out; Very Limited Const.; Tenant Upgrades**
- **Own.Occ. Business MUST have POSITIVE Cash-Flow on 2020 or 2019 Taxes and 2021 Taxes per DSCR Above.**
- **ALL Guarantors Must have RECURRING Income to cover Personal Living Expenses AND 25% of Mortgage.**
- **Property held less than 2 Years may be Valued at Purchase Price plus Paid Capital Improvements.**
- **Area Population Minimums may Apply.**
- **Guarantor(s) MUST have FICO Experian of at least 650 with NO Federal Loan Defaults.**
- **Guarantor(s) MUST show proof of 6 - 9 Months Reserves and Credit Card Balances UNDER \$60,000.**
- **\$750,000 (Own.Occ./SBA-7a) MINIMUM Loan Amount - \$5,000,000 (SBA-7a) MAXIMUM Loan Amount.**

Properties we just Can NOT Finance:

- Any Apartments/Multi-Family Property - (See Main Bank Rate Sheet)
- Any NEW Business Start-Ups as the Primary Tenant.
- CHURCHES and most Church-Owned/Used Facilities
- Mobile Home Parks - (Referral Available)
- ANY ADULT Entertainment or "Legal" Marijuana Businesses (Referral Available)
- ANYTHING on LEASED Land

Typical Loan Costs:

- Commercial R.E. Listed above has 2.75% to 2.875% in SBA/Bank Origination Fee that is typically added to the final loan amount.
- All Loans Have Mostly Refundable Underwriting Fee of \$2,500 to \$4,500 due with L.O.I.
- Additional Deposit(s) may be due upon Bank's Initial Approval of Transaction.
- SBA 3rd Party Reports may include Appraisal; Inspection; Environmental Phase-1; etc.



“S.B. MAGIC Questions” – Commercial REAL ESTATE Loan Price Request 11/03/2022)

Originator Name: _____ **E-Mail:** _____

Broker Co. Name: _____ **Phone:** _____

Address: _____ **City:** _____ **State:** ____ **Zip:** _____

Ref.	Our Questions for <u>OWNER-OCCUPIED/OPERATED</u> Transactions:	Your Answers
1.	IF PURCHASE – Purchase Price	
2.	If Purchase – Targeted Closing Date	
3.	IF REFINANCE – Purchase PRICE when Bought by CURRENT BORROWER	
4.	If Refinance – Purchase DATE for Current Borrower?	
5.	If Refinance – Approximate Current Value	
6.	If Refinance – TOTAL Amount of ALL Current Liens on Subject Property	
7.	Property TYPE – Hotel/Motel; Gas Station/Conv.Store; R.V. Park; Assisted Living; etc.	
8.	Approximate AGE of Building/Subject Property	
9.	Property Location – City/State Only	
10.	Loan Amount in dollars (75% -80% LTV Max. - \$750,000 to \$5,000,000)	
11.	IF Loan Request is ABOVE Current Pay-Off(s) & Loan Costs – USE-of-FUNDS	
12.	Gross Company Revenue (Owner Occupied Tenant) as Reported on 2021 Taxes	
13.	Net Company Profit (Owner Occupied Tenant) as Reported on 2021 Tax Return	
14.	Experian (only) FICO of ALL Guarantors (650 Minimum)	

PLEASE fill out COMPLETELY and then e-mail (or fax) to FreedomCapital@msn.com