

Advanced Commercial Credit International (ACI) Limited (A Virginia Corporation)
Canadian Address: Suite #300, 1600 Bedford Highway, Bedford NS Canada Tel: (888) 755-8355 Fax: (902) 484 -7081
US Address: 72 Hanover Green Drive, Mechanicsville, VA 23111

www.advancedcommercialcredit.com

With Investor Offices in USA and Canada
Commercial Real Estate Investment Banking
Real Value for Commercial Real Estate Owners

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ACI MultiFamily Bridge Financing

ACI is pleased to announce a new bridge finance product for multifamily properties. The program will provide first mortgage financing for properties located in strong markets with excellent sponsorship, significant experience and verifiable liquidity and will be underwritten to a Fannie Mae or FHA exit at maturity. The program is designed to provide the flexibility of a structured loan while offering the ability to eventually lock into the most favorable permanent financing that exists for individual business needs.

Eligible Deals:

- Traditional acquisitions
- Acquisitions with rehab component
- Acquisitions with nearly-completed new construction
- Acquisitions out of foreclosure
- Refinances with fresh equity
- Debt buy-backs
- Properties in lease-up

General Parameters:

Loan Amount: \$1,000,000 to \$50,000,000

Term: Generally 1 to 3 years (extension options available)

Amortization: Determined on a case-by-case basis

Minimum DSCR: 1.10 as is; 1.20-1.25 at exit; Lower DSCRs considered if payment supported by pre-funded interest reserves or guarantee

Loan to Value: 65% - 80% Standard

Loan to Cost: 80% as measured by new cash equity in the transaction.

Interest Rate: Floating rate over LIBOR index. Spread varies based on risk and terms

Recourse: Non-recourse except for standard carve-outs

Eligible Properties: Multifamily projects located in strong markets with positive demographics, population and employment trends. Properties located in markets designated as pre-review by Fannie Mae may be eligible subject to lower leverage, greater DSCR's and/or credit enhancement.

Sponsorship: Established track record and verifiable liquidity commensurate with transaction

Tax and Insurance Escrows: Monthly deposits required

Replacement Reserves: Monthly deposits required

Prepayment: Generally permitted

Please call us to discuss, or email your request to:

Jeff Morris at ACI
Vice President
Advanced Commercial Credit International (ACI) Limited

Commercial Real Estate Investment Bankers

Real Value for Commercial Real Estate Owners

web: www.advancedcommercialcredit.com

Email: [Jeff Morris at ACI](mailto:Jeff.Morris@ACI.com)

Tel: (902) 405-4004/Toll Free: (888) 755-8355

Fax: (902) 405-4021

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