



**Advanced Commercial Credit International (ACI) Limited**

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With Offices in USA and Canada

Commercial Real Estate Investment Bankers

*Real Value for Commercial Real Estate Owners*

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**ACI New Nationwide Construction Financing Program:**

**January 2012**

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- Major Markets Nationwide
- \$2,000,000 minimum loan size \$100,000,000 maximum
- Multifamily, Office, Industrial, Retail, Medical and Health Care
- 75% LTC maximum loan to cost/ 70% LTV subject to underwritten cash flows
- Additional leverage can be attained via mezzanine debt, preferred equity, equity
- 36 month term
- Interest only
- Construction to Permanent Loan Option is available
- 30 Day Libor plus a spread of 350 basis points with a floor starting at 5.5%.
- Maximum loan sizing will be based on the proforma NOI underwritten with a 6-7% rate over a 25-30 year amortization period and a minimum DSCR equal to 1.25x to 1.30x
- Full recourse to all individuals owning 10% or more of the borrowing entity. (Partial recourse, corporate guarantees, release provisions are considered on a case by case basis)
- No prepayment penalty
- Loan fees 1% to 2%
- Third party reports, legal, title, escrow and all other standard closing costs are the full responsibility of the borrower. An expense deposit will be required at the time of a formal loan offer.

**Qualifications:**

- Before closing, construction plans must be completed and the final project approvals must be received. The Project must be in a position to pull building permits.
- Net worth of the principals of the borrowing entity must be in excess of the requested loan amount (preference give to net worth as low as 1.2 times loan request)
- Principals of the borrower must have a minimum of 10-15% cash liquidity / marketable securities over and above the cash equity that is being invested in the project
- Principals of the borrower must have minimum fico scores of 650
- Principals of borrower must have a minimum global DSCR equal to 1.25x
- Satisfactory Performance of Global Asset / Debt / DSCR Schedule

**In order for us to proceed to a formal loan offer we will need to review the following information:**

- Current dated business financial statements and personal financial statements on the individuals of the borrowing entity
- Global Schedule of Real Estate Owned by the principals of the borrowing entity (sample schedule attached)
- Recent credit report for the principals of the borrowing entity
- Itemized construction budget indicating total project costs, costs paid to date and costs to be paid. (sample form attached)
- Proposed drawdown schedule during construction and lease up
- Operating proforma through lease up and stabilization
- Recently completed market / feasibility study if available
- Copy of project approvals
- Bio's on the entire project team (General contractor, architect, engineer, leasing and marketing firm, project manager, etc)
- Architect renderings of the project
- Digital photos of the subject site and surrounding area

Please feel free to contact me with any questions.

**Contact Jeff Morris:**

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