

**Michael Ryan - MORTGAGE BROKER**  
**Key To Your Perfect Mortgage**

**Apartment Property Loans**

**April 2015**

**Market News-Points:**

- Cap rate compression extends to lower class properties and smaller markets – a lot of money chasing potential deals. Seller market
- Locally rent increases expected to cool from the past 2 years blistering increases.
- Lending driven by location, sponsor financials, property condition.
- Projects funded as small as \$ 200,000.

**Definition of "Apartment Loan" Category:**

Market Rate Residential Apartments, Senior Only and Single Room Occupancy, Care Facilities, Low-Income Housing and Student Housing

**Full Income Documentation:      **Quik Notes for General Options****

**Bridge Financing**

Purchase with short term private financing to get the deal under contract  
Then roll to traditional financing for your targeted holding period

**FNMA DUS and FHLMC**

80 % loan-to-value: 30 and 15 year fixed rate loan, in addition to 3, 5, 7  
and 10 year fixed options

Available for loan amounts as low as: \$ 750,000

**Traditional – CMBS, Life Companies and Portfolio Bank Lending**

Fixed rates, Adjustable rates. Pre-pay, No Pre-pay. Points, No Points.  
Recourse, Non-recourse.

Which of our dozens of sources Best fits YOUR needs ?

**What do you do with this information?      Call Mike**