

Michael Ryan - MORTGAGE BROKER
Key To Your Perfect Mortgage

Apartment Property Loans

May - June 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: **Quick Notes for General Options**

Bridge Financing

Purchase of short-term financing to get the property
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