

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

**Commercial Loans**

**May 2016**

**Market News-Points: Interest Rates "Steady As She Goes"**

- Defeasance collateral replacement
- Vacancy Rates continue to Drop
- New Supply in Top-Performing Markets
- Interim financing for the short-term (Between Now and Stabilized) - Bridge FF&E financing. TI financing. HELOC's. Energy Upgrades.
- Non-recourse for low LTV properties. Reasonable pre-payment structures.

**How We Help You and Your Clients:**

Our Special Sauce is the conversations to develop a game plan. Then early data collection to verify the ability to perform. We execute on the game-plan. The solid up-front work yields the solid results you seek.

Who are you working with today in need of the 'little bit extra' to bring it home ?

**\$ 200,000 to \$ 2,500,000 loan sizes**

**Property Types:**

Single Use – Single Tenant  
Industrial  
Manufacturing  
Storage

Mixed-Use  
Apartments – Care Facilities  
Mulit Tenant Office  
Construction

**Our Sources:**

Dozen + Local Banks  
Institutional Funds  
Insurance Companies and Wall Street CMBS Funds

**Also: SBA loans, Construction, Bridge and Mezzanine**

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

**Call Mike**

**Conversation to Fund-able Strategies to Solutions**

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