

Michael Ryan - MORTGAGE BROKER
Key To Your Perfect Mortgage

Apartment Property Loans November - December 2016

Market News-Points:

- Bay Area Job growth – 6 years of increase
- 2017 new supply expected to be ½ of 2016
- B Class still improving as a later cycle participant
- Bay Area # 2 Metro growth market behind # 1 DFW
- Vacancy increasing Class A, decreasing Class B and C

Definition of "Apartment Loan" Category:

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

Quick Notes for General Options: - Stabilized Properties

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

Max. 80 % LTV: Fixed rates, Adjustable rates. Pre-pay, No Pre-pay. Points, No Points. Recourse, Non-recourse. Fully amortizing available.

Alternative Documentation: - Rehab / Repositioning / Flip

**Bridge Financing
Construction**

**Mezzanine
Equity Based**

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