

Michael Ryan - MORTGAGE BROKER
Key To Your Perfect Mortgage

Apartment Property Loans

October 2016

Market News-Points:

- FHFA eases Fannie / Freddie lending caps. Good news to make up for the reduction in CMBS product flow.
- Annual pace of new construction starts up 15 % year over year. Long-term average 268 K per year. Current 433 K, balanced by 100 K during the beginning of the recession.
- Projects funded as small as \$ 200,000 in CA, \$ 500 K Nationwide Major Metro's.
- Defeasance cost reduction service

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**

Which of our dozens of sources Best fits YOUR needs ?

What do you do with this information? Call Mike

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