



LOAN PURPOSES	Acquisition and light rehab (Refinances on an exception-basis)
PRODUCT HIGHLIGHTS	Transitional/Value Add/Event Driven Non-Stabilized Properties Light Rehabilitation/Renovation
GEOGRAPHIC TIERS	Freddie Mac Top & Standard Markets. Select Standard Markets, Small & Very Small Markets on exception-basis.
LOAN SIZE	\$1,000,000 to \$7,500,000
LEVERAGE	Up to 80% LTC/75% LTV
RATES	Contact us for current floating rates
TERMS	Up to 24 months
EXTENSIONS	Extensions are available
AMORTIZATION	Full Term Interest Only available
MIN DY/DSCR	Line of Sight to Freddie Mac SBL Refinance
REFINANCE OPTIONS	Freddie Mac SBL
RECOURSE	Non-Recourse
PREPAYMENT	9-18 months minimum interest
ORIGINATION FEES	1.0% Origination Fee
EXIT FEES	1.0-3.0%, Waived with refinance into Ready Capital Freddie Mac SBL