



# Fixed Rate

Ready Capital's Fixed Rate program provides custom solutions including flexible prepayment options and tailored structures such as future fundings, holdbacks, and earnouts. Retention of the B-piece provides certainty of execution and eliminates securitization kick-outs.

LOAN PURPOSE	Acquisition, refinance, recapitalization
LOAN AMOUNT	\$2 million - \$50 million
LOAN TERM	2-10 year terms
RATE TYPE	Fixed and Hybrid (part Floating/part Fixed) available
INTEREST ONLY	Full term interest only available
LTV	Multifamily: 80%; Commercial: 75%
FEES	Origination – Par to lender*
DSCR/DEBT YIELD	Multifamily 1.15x; Commercial 1.20x Multifamily 7.0%; Commercial 9.0%
AMORTIZATION	25-30 years
RECOURSE	Non-recourse with standard carve-outs
PREPAYMENT	Flexible declining prepay
BORROWER	Single purpose entity required
RESERVES	TI/LC, CapEx as applicable
LOCKBOX/ CASH MANAGEMENT	Springing or in-place
ADDITIONAL STRUCTURES	Future advances and earnouts during first year; rate burn downs

\*YSP available.

## FIXED RATE - PREVIOUSLY CLOSED



### \$25,000,000 Retail Refinance Chino, CA

- 5 year Interest Only loan
- Cash neutral refinance
- Well occupied grocery-anchored neighborhood retail center



### \$9,700,000 Flex Office Refinance Lawrenceville, GA

- 5 year loan with 2 years IO
- 90%+ occupied
- Business plan based on renovating and dividing units

For more information, please email [fixedrate.finance@readycapital.com](mailto:fixedrate.finance@readycapital.com)

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