

Fast, flexible and efficient
loan execution for
commercial financing programs

Permanent Commercial Loan Program

MULTIFAMILY, INDUSTRIAL, RETAIL

LENDING WITH FINANCIAL FLEXIBILITY

Power Capital Direct is a full service Real Estate and commercial financing company offering a full range of commercial finance options on income-producing properties. Financing activities are focused on properties located in the continental United States.

www.powercapitaldirect.com



POWER
CAPITAL
DIRECT
Empowering your business

POWER CAPITAL DIRECT

Permanent Commercial Loan Program

PCD offers a wide array of financing options for Commercial properties. We deliver flexible financing programs for commercial financing markets throughout the United States.



Program Features:



Property types:

Multifamily, Manufactured Housing Communities (MHC), Office, Industrial, Retail, Self- Storage.

Terms 5 to 30 years.

Amortization periods up to 30 yrs. (IO options available)

Low fixed rates,

Forward rate locks maybe available.

Acquisition or Refinance.

Assumable

Non- Recourse

Fixed rate periods from 2 - 30 yrs

Flexible pre-payment structures available

Foreign Nationals Eligible



Property Types:

Senior debt up to 80% LTV (Commercial)

Subordinate mezz debt to 85% LTV / Preferred equity to 90% / JV Equity to 98%

Minimum DSCR as low as 1.20x (Sr Debt) / 1.03x Mezz

Loan amounts \$3MM and Up.

Benefits:

Fast and efficient loan execution

Loan amounts up to \$100,000,000

Adjustable 3, 5, 7, and 10-year hybrid loans amortized for 30 years

Loan-to-value ratio up to 80%

Flexible global cash flow

Property Flexibility

Multifamily housing, mixed-use, student-housing and mobile home parks considered

Located in a metropolitan statistical area with a growing population of at least 250,000

Cash out refinancing



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Fast, flexible and efficient
Loan amounts up to \$100,000,000

Multifamily Mixed Use Warehouse Office Retail
Light Industrial Mobile Home Park Self-Storage
Automotive Daycare Center Restaurant Bar



PERMANENT

Permanent Commercial Loan Programs

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REFERAL FEES AVAILABLE FOR BROKERS
LEADS AVAILABLE FOR REPEAT BROKER CLIENTS



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