

SHOPPING CENTER LOAN PROGRAM (STRIP MALLS)

BASIC CRITERIA*

Borrower

- Good credit history
- Management and/or ownership experience helpful

Property Description

- Purchase and for the rehabilitation of existing properties
- Minimum acceptable annual occupancy rate – 85%

Property History

- Must have been in operation for a minimum of one year

Loan Amount

- From \$2,000,000. Mezzanine financing available, on a case-to case basis

Loan Term

- 5, to 20 years, up to 30 years amortization, fixed rate,

Closing Period

- 30 to 45 days

Interest Rates

- 100 to 435 basis points over the corresponding Treasury Bills' index. Also available is a variable interest rate floating over the corresponding one-month LIBOR index.

Debt Service Coverage Ratio

- 1.20 or higher

Loan to Value Ratio

- Up to 80%

Use of Funds

- An explanation as to how the loan will be used.

Reserves

- Tax, insurance and a replacement reserve may be required. The replacement reserves are to be provided for capital replacements, re-leasing costs and rental interruption.

Collateral

- First lien position

Property Locality

- United States and some foreign countries

Documents

- Description of property.
 - Color photographs – Interior & exterior (property and neighborhood).
 - Copy of building layout and site plan

- Map – Indicate the location of property
- Square feet – Interior
- Acreage – Outside
- Number of units
- Copies of lease from each tenant & renewal date
- Year built
- Year renovated
- Parking Information – No. of spaces and no. of handicapped spaces
- Résumés of principals and key employees
- Copies of mortgage agreement(s)
- Current debt
- Federal income tax returns – past three years
- Three-year pro forma on a monthly basis
- Financials – past three years and YTD.
- Operating statement for the past three years
- Occupancy history - past three years
- MAI appraisal

***Basic criteria subject to change without notice.**