



**Sample of Current Rates and Terms**

	<b>Fixed Rate Term</b>	<b>Current Rates</b>	<b>Prepay</b>	<b>Term/Amort</b>
<b>Apartment Portfolio Loans</b>	3-Year Fixed	4.14% - 4.49%	Step Down	30/30
	5-Year Fixed	4.29% - 4.84%	Step Down	30/30
	7-Year Fixed	4.60% - 5.40%	Step Down	30/30
	10-Year Fixed	4.66% - 5.61%	Step Down	30/30
<b>Apartment-Agency Loan</b>	5-Year Fixed	4.29% - 4.79%	Yield Maintenance	5/30
	10-Year Fixed	4.56% - 5.11%	Yield Maintenance	10/30
<b>Commercial-Portfolio</b>	5-Year Fixed	4.44% - 5.34%	Step Down	30/30
	10-Year Fixed	4.81% - 5.61%	Step Down	30/30
<b>Commercial-Life Insurance Company</b>	5-Year Fixed	4.44% - 5.34%	Various	5+5/30
	7-Year Fixed	4.65% - 5.45%	Various	7/30
	10-Year Fixed	4.81% - 5.61%	Various	10/30
<b>Commercial-CMBS</b>	10-Year Fixed	4.34% - 5.44%	Yield Maintenance	10/30

*Each loan is individually priced. Call for a deal specific quote.*

**General Lending Parameters**

<b>Property Types</b>	Apartments (5+ units) Mobile Home Parks Industrial Retail	Office Medical Office Self Storage Special Purpose	<b>Loan Size</b>	\$1MM- \$50MM Preferred Range \$1MM-\$15MM
<b>Loan to Value</b>	LTV varies by property type but is generally capped at 75%.		<b>Loan Term</b>	3-30 years for Apartments 3-20 years for Commercial
<b>Minimum DCR</b>	1.20x for Apartments and 1.25x for Commercial		<b>Amortization</b>	Up to 30 years based on the remaining useful life of the improvements.
<b>Third Party Costs</b>	Third party costs vary by lender. Borrower is responsible for all costs.		<b>Loan Fees</b>	Loan Fees vary by lender

**For a current loan quote please call:**

**John Bunch**

**BRE #01013633**

**(626) 793-5000 Office (626) 833-5360 Cell**

**Jbunch@greenstreetmortgage.net**



**Green Street Mortgage Company**  
Commercial Real Estate Finance Since 1991

## Lending Parameters



### **Property Types**

Office/Medical Office	Apartments (5 units or more)
Industrial/Warehouse	Mobile Home Parks
Retail (Anchored/Unanchored)	Self Storage

Special Purpose properties are considered on a select basis.

### **Loan Size**

\$1,000,000 to \$50,000,000  
Preferred range is \$1,000,000 to \$15,000,000  
Larger loans are available on a select basis.



### **Loan Types**

Immediate funding for refinance and purchase transactions.

### **Loan to Value**

Typical loan to values range from 65%-75%.



### **Loan Term**

Typical loan terms range from 3-15 years.

### **Amortization**

15-30 for all property types. Amortization is based on the remaining useful life of the building.

### **Interest Rates**

Please e-mail or call for a property specific quote. You may also request to be placed on our e-mail market update.



### **Funding Timeline**

45-75 days. Purchase transactions can be closed on shorter timeline.

### **Sources**

GSMC has relationships with a variety of lenders including Life Insurance Companies, Credit Unions, Wall Street, local and national Banks, and private sources.

**Please call John Bunch @ (626) 833-5360**

CA BRE# 01013633  
**1055 E. Colorado Blvd., Suite 500, Pasadena, Ca 91106 (626)793-5000**

CA BRE # 01160687