

Commercial Apartment, Retail and Office Financing



Property Type

- Property must be held for rental purposes
- 5+ Units, otherwise there is no requirement on property type
 - Property can be Single Family Residences, Town Homes, Condos, Apartments, Office Space, Retail Space
 - Multiple properties in same rental market can be blanketed
- No requirement on demographic profile of tenants

Loan Details

- 90% Loan To Cost Purchase with Construction or Rehab
 - Includes all fees and costs
- 85% Loan to Value Straight Acquisition
- 80% Loan to Cost Refinance with Cash Out
- Value based on Appraised Value
- Max Loan Allowed based on Min 1.17% DSCR or Max LTV/LTC
- \$2M loan Minimum
- Conventional Loan Program with FHA or HUD Insurance
- 40 Year Amortization and Term
- Fixed Rate, Fixed to Adjustable, or Straight Adjustable

Required Financials

- 3 year Property/Company History
 - Tax Returns
 - P&L's showing Net Operating Income
 - Rent Rolls
- Loans underwritten to a 1.17% Debt Service Coverage Ratio (DSCR)
- Loans underwritten to lesser of Market Rent or Government Assisted Rent
 - Section 8, HAP, RAP OK!

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Contact us Today for more information!
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