

Financing Products



	FIXED RATE		SMALL LOAN ADJUSTABLE RATE	LARGE LOAN ADJUSTABLE RATE
Eligible Markets	Primary, secondary and some tertiary markets		Primary and some secondary markets	Primary and some secondary markets
Eligible Property Types	Office, Retail, Industrial, Multifamily, Hospitality, Self-Storage, Manufactured Housing		Office, Retail, Industrial, Multifamily, Hospitality, Self-Storage, Manufactured Housing	Office, Retail, Industrial, Multifamily, Hospitality, Self-Storage, Manufactured Housing
Financing Purpose	Permanent		Transitional	Transitional
Min / Max Loan Size	\$5 million - Unlimited		\$8 - \$50 million	\$40 million - Unlimited
Loan Term	5, 7 or 10 years		5 years: 1 to 3 yrs initial term plus year extensions	5 years: 2 to 3 yrs initial term plus year extensions
Amortization	Ranges from 30 year to Full Term Interest Only		Typically, Interest-only	Typically, Interest-only
Max LTV Min DSCR (UW NCF)	Senior 75% 1.25x	w/ Mezz 85% 1.10x	85% As-Is, 75% Stabilized Metrics Vary	85% As-Is, 75% Stabilized Metrics Vary
Rate	Priced over Swaps – Varies based on property type, loan metrics and term		One month LIBOR + 450 to 650 bps	One month LIBOR + 350 to 600 bps
Lender Fees	Generally Par		Origination Fees: ¾ to 1.5 pts; Extension Fees: ¼ pt / ext.; Exit Fees : 1 pt (negotiable)	Origination Fees: ½ to 1 pt; Extension Fees: ¼ pt / ext.; Exit Fees : ½ pt (negotiable)

Cantor Commercial Real Estate
4550 Montgomery Ave
Suite 1100
Bethesda, MD 20814
www.cantorcree.com

Andrew Weiss
Managing Director
Email: aweiss@ccre.com
Mobile: 301.455.4580
Office: 212-915-1336

Colleen Murphy
Analyst
Email: cmurphy@ccre.com
Office: 212-915-1331

Tom Sullivan
Director
Email: tsullivan@ccre.com
Office 212-915-1705

Henry Schaffer
Analyst
Email: hschaffer@ccre.com
Office: 212-915-1332

Alexander Basile
Associate
Email: abasile@ccre.com
Office: 212-915-1334

Brendan Medzigian
Analyst
Email: bmedzigian@ccre.com
Office: 212-294-7965