



BETTER COMMERCIAL REAL ESTATE MORTGAGES

# BCREM CAPITAL

COMMERCIAL REAL ESTATE INVESTMENT BANKING

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## Nationwide Commercial Real Estate Rate Sheet



### Multifamily Loan Programs: \$1 to \$500 Million+ (Interest Only Available, NO Tax Returns)

Fixed Rate		Agency Lenders		Portfolio Lenders*	
Term	LTV	Interest Rates		LTV	Interest Rates
5 Yr.	55 to 80%	3.53% to 3.78%		55 to 80%	3.53% to 4.10%
7 Yr.	55 to 80%	3.24% to 3.59%		55 to 80%	3.68% to 4.15%
10 Yr.	55 to 80%	3.21% to 3.56%		55 to 80%	3.50% to 4.25%

Note: 12, 15, 30 year terms available Non-Recourse Available

### Commercial RE Loan Programs: \$3 to \$500 Million+ (Interest Only Available)

Fixed Rate		Non-Recourse Lenders		Portfolio / Life Co. Lenders*	
Term	LTV	Interest Rates		LTV	Interest Rates
5 Yr.	up to 75%	3.05% to 4.25%		55 to 75%	3.50% to 4.25%
7 Yr.	up to 75%	3.75% to 4.50%		55 to 75%	3.95% to 4.30%
10 Yr.	up to 75%	2.99% to 3.75%		55 to 75%	2.85% to 3.99%

Note: 5, 10, 15, 20, 25 year terms available Non-Recourse Available

### Hospitality Loan Programs: \$5 to \$500 Million+ (Interest Only | 30 Yr Amortization Available)

Fixed Rate		Non-Recourse Lenders		Portfolio / Life Co. Lenders*	
Term	LTV	Interest Rates		LTV	Interest Rates
5 Yr.	up to 70%	3.75% to 4.50%		55 to 75%	3.85% to 4.45%
7 Yr.	up to 70%	3.95% to 4.50%		55 to 75%	4.05% to 4.50%
10 Yr.	up to 70%	3.25% to 4.75%		55 to 75%	3.25% to 4.75%

Note: 12, 15, 30 year terms available. LTV's up to 85% with Mezzanine/Preferred Equity.

### Hospitality Bridge/Mezz/Equity Program: \$10 to \$500 Million+ (IO, Non-Recourse)

	LTC/LTV	Spread over LIBOR / Fixed
Bridge-Up to 5 Yrs.	Up to 85%	200 to 400+
Mezz/Equity/JV-Up to 5 Yrs.	80-90%	TBD

### Hospitality and CRE Construction Program: \$20 to \$500 Million+ (Non-Recourse)

	LTC/LTV	Spread over LIBOR
Debt and Full Capital Stack	55 to 90%	200 to 500+

\*Portfolio Lenders include Banks, Life Insurance Companies and Credit Unions. Terms, rates and conditions subject to change, and are estimations ONLY. Please contact BCREM for the most recent terms.

**LOWER RATES !!!**  
**Hot Loan Programs**

**National Bridge Program  
(All Property Types):**

- \* Interest Rate: 30 day LIBOR + 250+
- \* Nationwide (most markets)
- \* Deal Size: \$10-\$300 million+
- \* All Major Flags and Boutique
- \* Bridge to Perm Program Available
- \* Term: 1-5 Years
- \* Interest Only
- \* Non-Recourse

**Non-Recourse Construction:**

- \* Up to 80% LTC
- \* \$30-\$500 Million +
- \* Interest ONLY
- \* Flexible: Liquidity and Net Worth
- \* Rates: Start at 7% Interest Only

**Non-Recourse Commercial:**

- Rates starting at 4.25%
- \$1 to \$500 million+
- NO Lender Origination Fee
- Interest ONLY Available
- Mezzanine Available up to 85% with (U/W and lender approval)
- \$0 third party and legal fees (may be available)
- Prepayment Penalty: YM or Defeasance

**Class B, C, D, MF & Commercial:**

- Rates starting at 3.35%
- 60 Day rate lock available
- Story deals may be acceptable  
Non-Recourse on lower leverage deals may be available
- LTV up to 75% with cash-out
- Bad credit and prior Bankruptcy may be acceptable.

**Don't Miss The Boat!**  
**Refinance or Purchase Now!**

**RATES STILL LOW !!!**  
**All Property Types-Nationwide:**

Multi-Family, Retail, Office, Self Storage, Industrial, Hospitality, Owner User, Special Use and Land etc.

**Join our Referral Fee Program:**

Simply provide a borrower's contact information, and if the loan funds, BCREM will provide you with a referral fee calculated against the total fee collected by BCREM for the lifetime of the relationship.

**Co-Brokering Welcome**

\*Brokers Protected

**For a Quote-Contact:**

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**BCREM Capital Inc.**

"BCREM" is an intermediary and direct correspondent for numerous agency, CMBS, portfolio, funds and private lenders. BCREM arranges debt and equity for all commercial real estate property types nationwide. We focus on the entire capital structure specific to each real estate transaction, and have the ability and experience to structure and place innovative transactions that satisfy the needs of both borrowers and lenders.

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