



LOAN HIGHLIGHTS

Loan Type:
Bridge Loan

Loan Term:
3 years

Amortization:
Interest Only

Recourse:
Non-Recourse

LTV:
70%

Lien Position:
1st Trust Deed

Loan Amount: **\$7,000,000**

Property Type: **Office**

Location: **Frederick, MD**

CHALLENGES

- The borrower was looking to refinance their current loan and needed additional proceeds for tenant improvements and leasing costs.
- The building was only 56% occupied.
- This deal required a lender that understood the business plan and had confidence the sponsor could successfully execute.

SOLUTIONS

- We provided a cash-out refinance loan with a flexible structure that provided the sponsor the flexibility they needed to lease up this 81,000 square foot, Class A office building located in Frederick, MD.
- Surety of execution was vital to the sponsor, they trusted that Money360 would close as promised.

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