



## LOAN HIGHLIGHTS

Loan Type:

**Bridge Loan**

Loan Term:

**2 years**

Amortization:

**Interest Only**

Recourse:

**Non-Recourse**

LTV:

**70%**

Lien Position:

**1st Trust Deed**

Loan Amount: **\$11,370,000**

Property Type: **Mixed-Use**

Location: **Sacramento, CA**

## CHALLENGES

- The borrower needed funds for the purchase and renovation of a vacant 43,000 square foot office building located in downtown Sacramento, CA.
- Their business plan included transforming the vacant building into a stabilized mixed-use office-retail property.

## SOLUTIONS

- Money360 provided maximum proceeds at closing for the purchase and sufficient CapEx funds to renovate the building.
- The loan was structured to give the sponsor the ability to successfully implement their business plan.
- Money360 was awarded this deal based on certainty of execution; the borrower had issues with their previous lender and chose us because they knew we would deliver.

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