



## LOAN HIGHLIGHTS

Loan Type:  
**Bridge Loan**

Loan Term:  
**3 years**

Amortization:  
**Interest-Only**

Recourse:  
**Non-Recourse**

LTV:  
**69%**

Lien Position:  
**1st Trust Deed**

Loan Amount: **\$7,430,000**

Property Type: **Industrial**

### CHALLENGES

- The borrower was looking for a \$7,430,000 acquisition loan that will provide capital to fund future leasing costs and a CAPEX renovation program.
- They were looking for a lender that would provide a custom-tailored flexible loan structure that would help them fully execute their business plan.
- The borrower was looking for a quick close with certainty of execution on this hard-closing date purchase.

### SOLUTIONS

- Money360 provided a smooth and quick loan closing process that gave the borrower peace of mind their loan would fund as promised.
- The loan structure includes future funding and CAPEX to renovate and add value to the property so the borrower can roll rent to market levels. It also includes a three-year term with an additional two (2) 12-month extension options.
- The borrower has experience in renovating and adding value to flex industrial properties in this market. Money360 worked with the borrower to create a custom-tailored, flexible loan structure that will help them accomplish their business objects.

**Custom solutions and quick funding**

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