



Old Capital Lending

You have a friend in the mortgage business.

Old Capital Lending is a premier provider of small apartment loans.

We utilize a dependable network of commercial realtors throughout the country with a firm understanding of their respective markets.

By using a dedicated staff of exceptionally seasoned lending professionals, Old Capital Lending offers consistent and unsurpassed execution for its clients.

Old Capital Lending Permanent Apartment Financing

Eligible Properties

- Existing apartment properties
- 5 units and above
- Mixed use properties - up to 25% non-apartment income
- Mobile Home Parks with 15+ pads

Loan Size

\$500,000 to \$5,000,000

Location

Call for verification

Programs

Highly competitive with a wide array of rate plans including:

- 6 month; 3, 5, 7 and 10 year fixed terms, followed by floating rate periods up to 30 years total
- 15 year fixed rate fully amortizing
- 3 and 5 year interest only structures available

Prepayment

Fixed declining (no yield maintenance or defeasance)

Personal Guarantees

- Required
- Guarantee drops to 50% with LTV below 75%
- No recourse at 50% LTV

Minimum DSC

1.20 based on the actual loan constant

Fees

- Fixed processing costs of \$4,500 for apartment buildings, \$5,500 for mobile home parks
- Property condition report required based on asset condition/quality

Loan-to-Value

- 80% for purchase, rate & term refinance
- 75% for cash out refinance

Rate Lock

60-day forward lock available requiring a \$500 deposit credited at closing.

Quoting a Rate:

We need-

- Current rent roll
- Last two complete year-end operating statements
- Year-to-date operating statement
- Property address and photographs