

CONSTRUCTION TO MINI-PERM PROGRAM



Construction

Mini-Perm Solution

18-24 Month Construction Loan

Rates starting at
Prime + 3.49%
Interest Only

18-24 Month Interest Only

Rate set at Prime + 2.75%
Floor rate – 6.50%
Cap rate – 9.00%

18 Month Principal & Interest

Rate set at 'then' rate
on the 1st day of
the 19th month.
Amortized over 20 years



AVANA CAPITAL

PRIVATE COMMERCIAL REAL ESTATE LENDER

AVANA Capital is a Nationwide Commercial Real Estate Lender for businesses in a range of industries. Our firm provides lending on new construction for projects up to \$25 million in size. We've funded more than \$850 million in loans resulting in 9,000 new jobs created and maintained.

Toll-Free 877.850.5130 | www.avanacapital.com | avanateam@avanacapital.com

AZ CBK# 0921662 | CA DBO# 603K752

CONSTRUCTION TO MINI-PERM UNDERWRITING GUIDELINES

Equity	25% - 30% hard equity contribution, cash + land (at cost), is required.	
Global Debt Service Coverage Ratio	Borrower must pledge properties/entities to AVANA Capital that can provide global DSCR support from surplus cash flow for 1.00x as determined in underwriting.	
Contingency	10% contingency and interest reserve must be accounted for in the project cost.	
Post-closing Liquidity	5-10% of loan amount, to be evidenced at closing of construction loan.	
Property Tax	Monthly escrow of insurance and property tax payments required	
Third Party Cost Review	Borrower must agree to third party cost review, contractor evaluation report, and third party fund monitoring during construction. All related costs may be included in project cost.	
Performance Bond	Borrower may be asked to provide performance bond from their contractor or completion guarantee. Subject to third party review of contractor.	
Minimum FICO Score	680	
Ownership Experience	Three years minimum ownership experience demonstrating successful (profitable) operation of same business.	
Maximum LTV	Multi-Purpose	75%
	Hospitality	70%
Cash Collateral	Additional cash collateral may be required as determined in underwriting.	
Additional Hospitality Requirements	Lender approved limited-service or select-service franchises only. Property must be located in an economically diverse community with a population >50,000.	