

Experts in Bridge Lending

AVANA Capital is a commercial real estate debt fund. We have been a vanguard for alternative lending in highly specific, niche industries, including healthcare facilities, hospitality, senior housing and self storage. We are continually adding new industry verticals, most recently funding solar energy businesses and sports facilities.

We've funded more than \$1 Billion in loans resulting in more than 9,000 new jobs created and maintained. We understand that time is of the essence and we promise never to waste yours.

You'll see the difference when you work with us.

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AZ CBK# 0921662 | CA DBO# 603K752

LOAN SIZE

\$1,000,000 – \$15,000,000

CLOSING	INTEREST RATES	TERM	ORIGINATION FEES
Within 20 Days	7.5% - 10.0%	12 - 36 Months	1.5% - 3.0%

PORTFOLIO APPETITE

70%

Hospitality

20%

Office | Self-Storage
Industrial & Warehouse
Retail | Healthcare
& Skilled Nursing

10%

Special Purpose
& Mixed Use



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COMMERCIAL REAL ESTATE DEBT FUND

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BRIDGE UNDERWRITING GUIDELINES

Maximum Advance Rate	75% of cost or 70% of stabilized value. For SBA eligible projects, up to 80% of eligible project costs.				
Loan Size	\$1,000,000 to \$15,000,000				
Loan Term	6 months to 36 months - Interest Only				
Collateral	1st Mortgage or Deed of Trust on land and improvements held fee simple interest				
Stabilized NOI	<table><tr><td>Minimum Debt Yield</td><td>10.0% for Office, Industrial and Retail Properties 12.75% for Hotels, Assisted Living and other Single-purpose Properties</td></tr><tr><td>DSCR</td><td>1.30x for properties < 10 years old 1.40x for properties > 10 years old</td></tr></table>	Minimum Debt Yield	10.0% for Office, Industrial and Retail Properties 12.75% for Hotels, Assisted Living and other Single-purpose Properties	DSCR	1.30x for properties < 10 years old 1.40x for properties > 10 years old
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Recourse	Partial or Full Recourse				
Ownership Experience	Minimum 3 years of comparable ownership and management experience demonstrating successful (profitable) operations.				
Preferred Property Characteristics for Hotel Loans	<ul style="list-style-type: none">• Interior Corridor• Limited Service or Select Service• < 20 years old• Midscale or Upper Midscale Class Franchise• Located in an economically diverse community with a population > 50,000				

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