



Bond Funding Program - 144A

Updated: 02/22/2016

Bond Funding is a fast, **non-recourse** way to finance many type of real estate and non-real estate projects up to 100% LTV in the U.S. and Internationally.

Benefits of a Bond Offering:

- **100% LTV** (or LTC for construction projects)
- No personal guarantee
- No credit checks
- No asset verification
- No loss of equity in your business
- Quick turn around time – often 90 to 120 days.
- Low underwriting fee --- **THIRD PARTY FEES, PAID AT ISSUANCE OF APPROVAL TERM SHEET** –Closing cost, can be financed.
- Flexible repayment terms

Eligible Projects:

- Any stabilized commercial real estate
- Construction or Rehab
- Agriculture
- Mines
- Oil & gas
- Energy
- Non-RE such as technology, pharmaceutical, major business acquisition/expansion

Highlights

Territory:	US & International
Amount:	\$10MM to \$2B + (NO CAP)
Underwriting Fee:	Case by Case basis <i>Some recent examples:</i> \$500,000,000 bond deal and the fee was \$240K \$250,000,000 bond deal and the fee was \$150K \$20,000,000 bond deal and the fee was \$45,000 \$17,000,000 bond deal and the fee was \$45,000 *** <u>The client must be able to show double the amount in a bank account compared to what the underwriting fee is. No exceptions!</u>

8300 FM 1960 West Suite 450, Houston, TX 77043
Please call: 877-998-7539

Terms: Up to 30 years amortized with balloon payment (*negotiable*)

Interest Rate: 4.75% - 7.00%

Points: Bond Company charges 5-7 points, and Lender 10 points – paid at time of bond issuance. This includes required securitization fees and bond insurance. **Points and costs are built into the bond.**

Third Party Reports: **(1% or \$37,500-\$67,500)** Client is responsible, at client expense, for any reports, appraisals and any other type of third party compilation about the project including expense retainer which is **refunded to client at time of funding.**

Additional Features:

- Prepayment allowed without penalty
- Loan can be assumed
- 1.25 DSCR required minimum
- Construction loans available up to 24 months
 - Interest rate on the construction loan is 7% to 9%- depending on perceived risk
 - No cost for conversion to permanent financing

PROCESS:

- Send preliminary package, Bond questionnaire and POF for fee amount **
 - ** three month bank statements required to verify funds for underwriting & due diligence- at time of submission
- Updated resume on principal/s required at submission
- Multiple conference calls
- Bond company analysis and pre-underwrite transaction

If bond company issues a positive opinion (in 2-3 weeks):

- Bond company engaged and bond underwriting fee paid
- Due diligence performed
- Bond created
- Funding

** The 144A bond program is a 1990 SEC rule that facilitates the resale of privately placed securities that are without SEC registration. The rule was designed to develop a more liquid and efficient institutional resale market for unregistered securities.*

DISCLAIMER: Sender is not a United States Securities Dealer or Broker or United States Investment Adviser. This letter and any and all attachments and related documents are never considered to be a solicitation for any purpose in any form or content. Upon receipt of these documents you, as the Recipient, hereby acknowledge this Warning and Disclaimer. This electronic communication is covered by the Electronic Communications Privacy Act of 1986, Codified at 18 U.S.C 1367,2510-2521, 2701-2710, 3121-3126. Also see: <http://www.ftc.gov/privacy/glbact/glbsub1.htm> Gramm-Leach-Bliley Act 15 USC, Subchapter1, Sec. 6801-6809 *INFORMATION ONLY FOR THE LOAN COMPONENT*



8300 FM 1960 West Suite 450, Houston, TX 77043
Please call: 877-998-7539