

AMERICAPDIRECT NATIONWIDE FUNDING
LINE OF CREDIT - BRIDGE LOANS - HEDGE FUNDS - FHA - CONSTRUCTION
HARD MONEY - PROOF OF FUNDS - SBA - 100% FUNDING - JOINT VENTURE
CALL 1-877-998-7539 WWW.AMERICAPDIRECT.NET

How many times have you lost a loan because you couldn't find a lender to fund the deal? This was us two years ago. Like many others firms, we could originate as many loans as we wanted, but when it came time to getting the deals funded, we were lacking. It only took us a few deals to realize that we needed to bring in the experts in the Americap lending world which was the area we were lacking. Currently, we receive term sheets on 95% of the deals that we submit that have passed our internal underwriting team. With this successful, efficient model in place, we now are focusing on originating again which is why we are reaching out to firms like yours. The partners at AMERICAP DIRECT have a collective 30 years' experience in the real estate debt origination and placement arena as well as over 15 years operating a variety of businesses in the financial sectors.

We are Americap Direct, www.americapdirect.net, a Commercial Real Estate Debt and Equity Investment Loan Placement Firm. Below are some common Q&As as well as recent closings.

Question: Are you losing revenue by not closing loans that your firm knows are closeable?

Answer: Partner with www.americapdirect.net and let us utilize our "real" lender contacts for AMERICAP, Agency, Conventional, Hard Money, Mezz, Life Company etc. and tools to close your loans.

Question: Why should I partner with www.americapdirect.net?

Answer: We are experts at packaging, underwriting, and most importantly presenting loan requests in a way that receives traction from lenders.

Question: I already package my loans, so what is the main difference in what www.americapdirect.net does?

Answer: Our firm is made up of ex-brokers, ex-underwriters, and ex-lenders with bank, AMERICAP lenders and Life companies experience.

Question: What does that mean for your firm?

Answer: With our background, we understand fully what it takes to get a lender to commit to the request.

Question: If I get a request and gather all of the needed docs, what other responsibilities does my firm have?

Answer: Once you do the initial filtering, gathering the docs, and making the borrower introduction, your responsibilities are finished. You are free to move on to what you are really skilled at which is originating the request.

Question: What does AMERICAP charge to obtain funding?

Answer: Our fee to close a loan is 0.50 basis points to 3 points. The referring broker can keep 30-50% fees above that amount. (Depending on the deal, there may be some flexibility to increase the fee but that is on a case by case basis)

Question: Are there upfront or due diligence fees? In many cases there are no upfront fees, except for your standard cost for Appraisals, and third party reports, in many cases we can roll the cost in the loan.

www.americapdirect.net and Principals: Sample List of Loan Closings

Hotels

- €*Econo Lodge*, Huntsville, TX- \$3,500,000, 10-year fixed, 20-year amortization (Goldman Sachs) *New Orleans Hilton*, 1,600 rooms, \$155,000,000, 10-year, 25-year amortization (Equitable, New York Life and Mass Mutual)
- €*Anatole Hotel*, Dallas, TX, 1,600 rooms, \$130,000,000, 10-year term, 25-year amortization (Mass Mutual and Cigna)
- €*Radisson Hotel and Suites* at Town Lake, Austin, TX -414 rooms, \$20,000,000, 10-year term, 24-year amortization (Mass Mutual)
- €*Valley Ranch*, Dallas, Texas: a \$115,000,000 revolving line of credit for the original development of the infrastructure of the entire project.
- €*Enchantment Resort*, Sedona, AZ- 162 rooms, \$15,000,000, 15-year term, 25-year amortization (Mass Mutual)

Apartments

- €*MacArthur Apartments*, Irving, TX- \$1,450,000 Class C multifamily (1967 vintage), fixed 10-years at 4.42% rate, 30-year amortization, 80% LTV, non-recourse (lender Centerline/ Fannie Mae)
- €*Shipman Apartments*, Crowley, TX - \$3,000,000 Class B multifamily, fixed 10-years at 5.25%, 30-year amortization, 80% LTV, non-recourse (Amerisphere/ Fannie Mae)
- €*Rosemont Olmos Park Apartments*, San Antonio, TX \$12,500,000, 10-years fixed, 30-years amortization, non-recourse (CW Capital)

Retail

- €*Carrolton Asian Town Center* (Shops of Carrolton), Carrolton, TX- \$17,000,000 fixed for 10-years 5.71% rate, 25-year amortization, 75% LTV, non-recourse (lender UBS)
- €*Sam Moon Trading*, Frisco, TX- \$5,500,000 shadow anchored retail, fixed 20-years, 20-year amortization, 65% LTV, non-recourse (Prudential Financial)
- €*Sam Moon Trading Dallas*, Dallas, TX - \$17,600,000 unanchored retail, fixed 20-years, 20-year amortization, 65% LTV, non-recourse (Prudential Financial)
- €*Sam Moon Alliance*, Fort Worth, TX - \$22,000,000 construction perm, fixed 22-years, 22-year amortization, 2-years interest only, 85% loan to cost, non-recourse (Prudential Financial)
- €*Southwest Plaza*, San Angelo, TX- \$9,915,000 unanchored retail, fixed 10-years at 5.15%, 25-year amortization, non-recourse (Prudential Financial)

If you are interested in working with us to close your deals, please feel free to contact me directly.

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