### MODERNBANK®

# FINANCING YOUR COMMERCIAL REAL ESTATE

#### **FIRM OVERVIEW**

Modern Bank provides Sponsors with cash flow based commercial real estate loans secured by a wide range of asset classes in the Tri State area (with a New York City focus). Our experienced bankers are committed to providing creative short- and long-term financing solutions, with competitively priced products and services that meet the dynamic needs of our clients.

#### WHAT WE OFFER

- ✓ Timely Responses
- ✓ Certainty to Close
- ✓ Customized Financings
- ✓ Low Cost Solutions
- ✓ Variable Amortization Schedules
- ✓ Flexible Structures

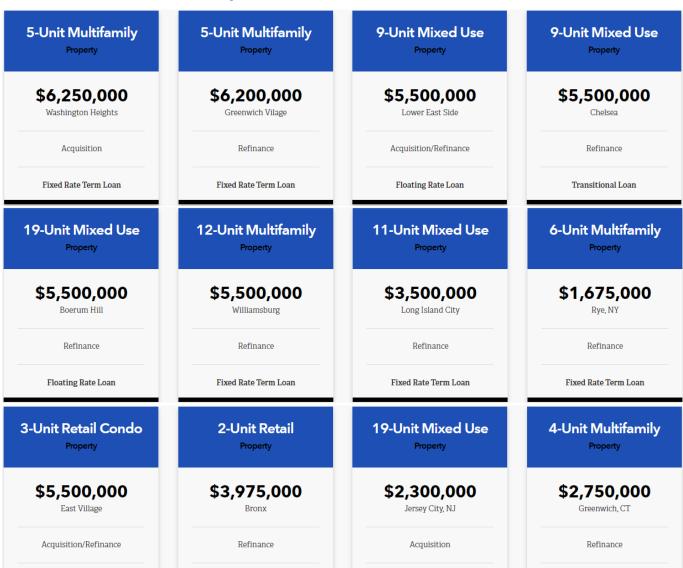
#### **INVESTMENT CRITERIA**

Products & Services	<ul><li>Acquisition Financing</li><li>Refinancing</li><li>Transition/Renovation</li></ul>	<ul><li>Recourse and Non-Recourse</li><li>Cash Management</li><li>Capital Call Lines of Credit</li></ul>
Investment Criteria	<ul><li>Loan Size: \$1.5-\$7.5 Million</li><li>LTV: Max. 75%</li><li>DSCR: Min. 1.25x</li></ul>	<ul> <li>Experienced Sponsorship</li> <li>Tri-State area (New York City focused)</li> </ul>
Asset Types	<ul><li>Multifamily</li><li>Mixed-Use</li><li>Retail</li></ul>	Office     Industrial
Interest Rate	<ul><li>Fixed-Rate</li><li>Floating Rate</li><li>Interest-Only</li></ul>	

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### **Representative Transactions**



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