



MODERNBANK[®]

Financing Your Commercial Real Estate

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	Client Profile	Asset Types	Interest Rate
<ul style="list-style-type: none"> • Acquisition Financing • Refinancing • Transition / Renovation • Recourse and Non-Recourse • Cash Management • Capital Call Lines of Credit 	<ul style="list-style-type: none"> • Loan Size: \$1.5-\$7.5MM • LTV: Max. 75% • DSCR: Min. 1.25x • Experienced Sponsorship • Tri-State area (New York City focused) 	<ul style="list-style-type: none"> • Multifamily • Mixed-Use • Retail • Office • Industrial 	<ul style="list-style-type: none"> • Fixed Rate • Floating Rate • Interest Only





Representative Transactions

<p>5-Unit Multifamily Property</p> <p>\$6,250,000</p> <p>Washington Heights</p> <hr/> <p>Acquisition</p> <p>Fixed Rate Term Loan</p>	<p>5-Unit Multifamily Property</p> <p>\$6,200,000</p> <p>Greenwich Village</p> <hr/> <p>Refinance</p> <p>Fixed Rate Term Loan</p>	<p>9-Unit Mixed Use Property</p> <p>\$5,500,000</p> <p>Lower East Side</p> <hr/> <p>Acquisition / Refinance</p> <p>Floating Rate Loan</p>	<p>9-Unit Mixed Use Property</p> <p>\$5,500,000</p> <p>Chelsea</p> <hr/> <p>Refinance</p> <p>Transitional Loan</p>
<p>19-Unit Mixed Use Property</p> <p>\$5,500,000</p> <p>Boerum Hill</p> <hr/> <p>Refinance</p> <p>Floating Rate Loan</p>	<p>12-Unit Multifamily Property</p> <p>\$5,500,000</p> <p>Williamsburg</p> <hr/> <p>Refinance</p> <p>Fixed Rate Term Loan</p>	<p>11-Unit Mixed Use Property</p> <p>\$3,500,000</p> <p>Long Island City</p> <hr/> <p>Refinance</p> <p>Fixed Rate Term Loan</p>	<p>6-Unit Multifamily Property</p> <p>\$1,675,000</p> <p>Rye, NY</p> <hr/> <p>Refinance</p> <p>Fixed Rate Term Loan</p>
<p>3-Unit Retail Condo Property</p> <p>\$5,500,000</p> <p>East Village</p> <hr/> <p>Acquisition / Refinance</p> <p>Floating Rate Loan</p>	<p>2-Unit Retail Property</p> <p>\$3,975,000</p> <p>Bronx</p> <hr/> <p>Refinance</p> <p>Fixed Rate Term Loan</p>	<p>19-Unit Mixed Use Property</p> <p>\$2,300,000</p> <p>Jersey City, NJ</p> <hr/> <p>Acquisition</p> <p>Fixed Rate Term Loan</p>	<p>4-Unit Multifamily Property</p> <p>\$2,750,000</p> <p>Greenwich, CT</p> <hr/> <p>Refinance</p> <p>Fixed Rate Term Loan</p>



Meet the Commercial Real Estate Team

Meet the Team

