

CONVENTIONAL FINANCING

Pioneer Realty Capital has advised on over \$10 billion of commercial real estate debt and equity transactions over the past 15 years. We enjoy helping small businesses grow and succeed through commercial real estate ownership and investments. Purchase, build, or refinance with the best possible rates and terms available today. With PRC, it's as easy as one simple application to access the full range of financial options and programs.

Lending Criteria

Loan Size	\$1 million to over \$500 million
Eligible Business Size	All business sizes considered
Interest Rate	Fixed or variable
Terms and Amortization	<ul style="list-style-type: none"> • 3, 5, 7 and 10 year – fixed rate loans available • 25 year fully amortized loan
Typical Loan Structure	<ul style="list-style-type: none"> • Up to 75% loan to value • 25% borrower down payment (minimum)
Loan Purpose	<ul style="list-style-type: none"> • Purchase existing building • Refinance existing building • Land acquisition and ground up construction (includes soft cost development fees) • Expansion of existing building • Finance building improvements
Loan Requirements	Owner occupied and investment opportunities considered
Collateral	<ul style="list-style-type: none"> • 1st lien position on the assets being financed • Personal guaranties of the principal owners of 20% or more ownership required
Prepayment Penalty	Declining 5-4-3-2-1% (minimum)



TO FIND OUT MORE ABOUT OUR LENDING PLATFORM CONTACT:

Charles Williams • cwilliams@pioneerrealtycapital.com • (817) 405-0218
 Alejandro Rubio • arubio@pioneerrealtycapital.com • (817) 405-7161
 Lukas Pierson • lperson@pioneerrealtycapital.com • (817) 203-8312