



# Inland Mortgage Capital, LLC

## NON-RECOURSE BRIDGE LENDING PROGRAM

Inland Mortgage Capital (IMC) is an experienced private lender specializing in intermediate-term first mortgages for value-added commercial real estate in need of bridge financing.

We provide **NON-RECOURSE** loans targeted for projects with opportunistic characteristics.

IMC's flexible structuring capabilities offer Borrowers the opportunity to unlock the properties potential without the hassle of Bank regulations and rigid policies. Our Borrowers keep the upside!

## Tell us your opportunity.

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## Program Highlights:

|                     |   |
|---------------------|---|
| Loan Size           | Up to \$15 million  |
| Program Territory   | Nationwide  |
| Loan Type           | Bridge First Mortgage   |
| Loan Term           | Up to 3 Year Term<br>(with extensions available)  |
| Loan-To-Value       | 75% Stabilized<br>80% Multifamily   |
| Recourse            | Non-Recourse  |
| Loan Fee            | Typically 1% Upfront with 1% Back End   |
| Interest Rates      | Floating rate over LIBOR (30 Day)   |
| Property Types      | Industrial, Retail, Office, Multifamily,<br>Self-Storage, Student Housing, Medical Office |
| Prepayment Penalty  | Flexible Prepay   |
| Project Preferences | Transitional light value-add to<br>transitional heavy                                     |
| Future Advances     | No interest charged until funds disbursed   |
| DSCR                | Structured to 1.0x  |

## Inland Mortgage Capital, LLC

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