

Example: Shopping Center New Construction with Budget Tracking

The Deal:

A developer has requested \$15 MM for new construction of a retail center which will contain an anchor retail operation along with nine out-parcels of smaller pad sites surrounding the anchor.

Terms of the borrowing facility are:

The bank is extending a non-revolving line for the new construction of \$15 MM, which, upon completion, converts to a three year mini-perm loan. Interest will be billed monthly, and principal and interest repayments will begin during the term phase. In addition, preset release prices have been set for the nine out-parcels on the site.

AFS Capabilities:

To learn more about AFS Capabilities for loan function, syndication and collateral, please fill out our Contact Us form and you will be contacted with more information.

Deal Features:

- ◆ Commitments
- ◆ Construction Budget
- ◆ Construction Advance Requests
- ◆ Construction Availability Tracking
- ◆ Commitment and Budget Automatic Balancing
- ◆ Combined Interest Billing
- ◆ Flexible Repayments
- ◆ Conversion to Mini-Perm

AFS Products Used:

- ◆ Commercial Real Estate
- ◆ Loan Origination