



NON-RECOURSE BALLOON RENTAL

Have your eye on an investment opportunity, but want to keep your loan separate from your personal assets?

Consider a DLP Non-Recourse Balloon Rental Loan. It's the perfect way to get access to the capital you need, with 5-10 year fixed rate loan terms (amortizing or interest only) and with rates lower than typical DSCR loans. We can help acquire new properties or consolidate multiple investment mortgages into a single loan so you can continue to grow your portfolio.

OFFERING SUMMARY

Minimum Credit Score	700
Minimum Loan Amount	\$3M
Maximum Loan Amount	\$20M
10-Year Non-Recourse Balloon Term	With Standard "bad act" carve-outs
Amortization Options	30 year amortized or full term IO (Please note even though it says 30 yr it is still only a 10-year term)
Prepayment Penalties	Yield Maintenance for 114 months and open for the last 6 months instead of a normal step-down basis
DSCR Calculation	Net Cash Flow/Mortgage Payment (Net Cash Flow will be determined by T12 and Rent Roll)
Net Cash Flow	Vacancy (avg. 5%), Property Management Fees, Repairs & Maintenance, Marketing & Leasing, Taxes, Insurance, HOA, Cap Ex, etc.
Minimum DSCR	1.20x
If the loan amount per property is lower than \$1M then we only need 1 appraisal.	If the loan amount per property exceeds \$1M we would need 2 appraisals and we would use the lower of the two appraisals.
Property Management	3rd Party. Self-managed or affiliates on a case-by-case basis.
Borrowing Entity	SPE needs to be created
Equity Pledge	Required
Liquidity	10% of the loan amount
Net Worth	25% of the loan amount
Cash Management - Springing Lockbox/Cash Management account	Deposit Account Control Agreement will be required: Trigger Includes: Event of Default or Net Cash Flow DSCR decreases below the required minimum DSCR
Reporting	3rd Party. Self-managed or affiliates on a case-by-case basis.

CONTACT YOUR DLP CAPITAL BUSINESS DEVELOPMENT SPECIALIST TODAY
1-904-807-8812 | lendingsales@dlpcapital.com | dlpcapital.com

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