

## **Conventional Commercial Mortgages For Petroleum, C-store And Franchise Operators (Non-SBA Financing)**

Programs designed for those who prefer to refinance existing debt or to acquire new sites.

### **Types of Financing:**

- Acquisitions
- Expansion/rebuilds
- Refinance

### **Loan Amounts**

\$300,000 - \$20,000,000

### **Terms:**

10 Year Term/15 or 20 Year Amortization

### **Interest Rate:**

Floating indexed to a spread of 4.00% - 5.00% over U.S. Treasuries, or Floating indexed to a

Spread of 3.5% - 5.00% over 1 Month LIBOR

### **Loan To Value**

70 - 85%

### **Fees:**

No Fees Unless Financing Is Approved (good faith/proposal deposit required with submittal)

0 - 1.5% Commitment Fee

Customary closing costs.

Conventional financing is very popular with operators, dealers and jobbers due to general lower origination costs and generally slightly lower interest rates than SBA or other government guaranteed financing. Conventional financing however is typically more difficult to qualify for due to shorter amortization periods and higher debt service coverage looked for by lenders