

Real Estate / Bridge Loan Fact Sheet

The DeLaney Company provides private real estate financing and bridge loans to commercial property owners, investors and developers across a broad range of asset classes. We differentiate ourselves from traditional lenders by speed and ease of execution, creative financing options, and a willingness to consider complicated and distressed situations.

PARAMETERS

Investment Size:	\$100,000-\$5,000,000
Structure:	1 st Mortgage, 2 nd Mortgage, Mezzanine
Rate:	8.5%+, 9.5%+, 10%+
Origination:	1%+
LTV:	Up to 75%
Term:	12-36 months
Geography:	SE, focus on Alabama and Northern Gulf Coast
Recourse:	Typically, can be deal specific
Notes:	Can consider additional collateral for LTV purposes, consider non-recourse with carve outs or diminishing recourse with milestones in certain cases. Use of loan proceeds must be business use.

CONTACT

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