



ARMSTRONG MORTGAGE COMPANY

SERVING THE REAL ESTATE INDUSTRY FOR OVER 40 YEARS

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LARGE COMMERCIAL LOAN PROGRAMS

Program Summary

Long-term, fixed rate financing for multifamily properties, office buildings, retail/shopping center, industrial buildings, mobile home parks, self-storage facilities, and mixed-use commercial properties.

Property Criteria

Mixed Use

Properties whose commercial rental income represents 20%-50% of the gross potential rental income. Property must have a minimum residential component of 50% of gross potential rental income.

Amortization - 30 years

Maximum Loan to Value - 75%

Minimum Debt Service Coverage - 1.30x

Mobile Home Parks

Amortization - 30 years

Maximum Loan to Value - 75%

Minimum Debt Service Coverage - 1.25x

Multifamily

Amortization - 30 years

Maximum Loan to Value - The lesser of 80% of appraised value, or 80% of purchase price

Minimum Debt Service Coverage - 1.25x

Office, Retail, and Industrial

Office - general office space

Retail - anchored, unanchored, shadow

Industrial - bulk distribution, multi-tenant

Amortization - 30 years

Maximum Loan to Value - 75%

Minimum Debt Service Coverage - 1.30x

Self-Storage Facilities

Amortization - 30 years

Maximum Loan to Value - 75%

Minimum Debt Service Coverage - 1.30x