

COMMERCIAL & INVESTMENT

Property Financing



COMMERCIAL & INVESTMENT REAL ESTATE LOANS NATIONWIDE

DCA is the leading on-line commercial lender with the largest network of institutional and private capital available.

***Lenders compete for our loans,
driving rates and fees down for
our clients.***

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LENDER NETWORK

3,000+
Lenders

Banks | Agencies | Private Lenders



03 - ASSET TYPES

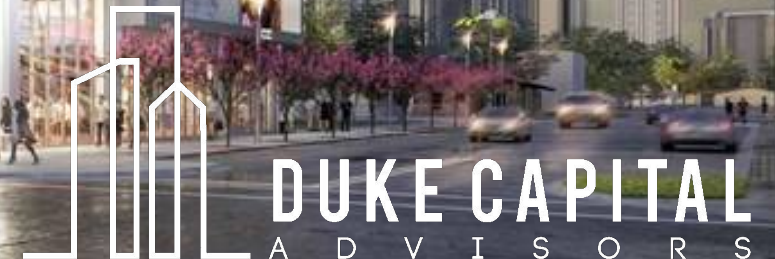
- ❖ Multifamily 5+ Units
- ❖ Manufactured Housing
- ❖ Office
- ❖ Retail
- ❖ Industrial / Warehouse
- ❖ Self-Storage
- ❖ Hotel / Motel
- ❖ Church / Religious
- ❖ Residential Investment 1-4 Units
- ❖ Media & Entertainment
- ❖ Bar / Tavern / Restaurant
- ❖ Cemetery
- ❖ Child Care
- ❖ Grocery Store
- ❖ Gas Station
- ❖ School
- ❖ Sporting Facility
- ❖ Special Purpose
- ❖ Land
- ❖ Event Center

04 CORE Loan Programs

- > Permanent
- > Bridge
- > Rehab / Fix & Flip
- > Construction
- > SBA

❖ Loan programs include bank, agency, and private permanent loans, short-term bridge loans, rehab, construction, and government insured SBA financing

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PERMANENT LOANS

- ❖ **Property Types:** Multifamily 5+ units, SFR, 2-4 units, manufactured housing, office, retail, industrial, flex, mixed-use, self-storage, hotel/motel, grocery store, gas station, school, sporting facility, media & entertainment, church, event center, child care, and special purpose.
- ❖ **Fixed Rate Permanent Loans** provide competitive long-term financing for borrowers seeking to acquire or refinance stabilized assets while eliminating spread risk. Recourse and non-recourse available with standard and bad boy carve outs. 30 year amortization and interest only options are available.
- ❖ **Close in 45 to 60 Days**
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BRIDGE LOANS

- ❖ **Property Types:** Multifamily 5+ units, SFR, 2-4 units, manufactured housing, office, retail, industrial, flex, mixed-use, self-storage, hotel/motel, grocery store, gas station, school, sporting facility, media & entertainment, church, event center, child care, and special purpose.
- ❖ **Bridge Loans** are used when a property or borrower does not meet permanent loan underwriting guidelines, or when a property needs to close quickly (45 days or less). Bridge loans are interest only interim loans that are intended to be paid off in 1 to 2 years once the property is sold or refinanced.
- ❖ **Close in 14 to 30 Days**
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REHAB / FIX & FLIP LOANS

- ❖ **Property Types:** SFR, condo, townhome, duplex, triplex, fourplex, multifamily 5+ units.
- ❖ Rehab / Fix & Flip loans provide competitive rates for investors that purchase, fix, and flip real estate for profit.
- ❖ Loan terms are interest only, usually due in 12 to 18 months.
- ❖ Up to 90% LTV, 75% ARV
- ❖ Used primary for 1-4 unit residential properties and multifamily 5-20 units.
- ❖ **Close in 21 to 30 Days**
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NEW CONSTRUCTION LOANS

- ❖ **Property Types:** SFR, condo, townhome, duplex, triplex, fourplex, multifamily 5+ units, office, retail, industrial, special purpose.
- ❖ Minimum Loan Size \$150,000.
- ❖ Max loan size \$2.5M on residential 1-4 units. Larger loans available for experienced developers.
- ❖ No maximum loan limit on multifamily 5+ units and commercial projects.
- ❖ 12 – 36 month terms and construction to perm available.
- ❖ **Close in 30 – 60 Days.**

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SBA REAL ESTATE SECURED LOANS

- ❖ **Business owner-occupied only.** Business owners must occupy no less than 51% of the total available commercial square footage.
- ❖ SBA 7 (a) & 504 programs available.
- ❖ Max loan size for 7a program is \$5M.
- ❖ \$20M+ loan size on SBA 504 program.
- ❖ Up to 90% LTV.
- ❖ 650+ credit score required.
- ❖ **Close in 60 to 90 Days.**

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LARGE DEVELOPMENT PROJECT FINANCING

\$2.5M to \$750M+

- ❖ Institutional grade development project financing for projects of all sizes and types, including commercial, hotel, multifamily, entertainment & media, retail, and more. We work directly with the largest banks and lenders in the country, enabling us to streamline the development financing process for our clients.



05 | RESIDENTIAL PRODUCTS

NO OWNER-OCCUPIED FINANCING

> Single Family Residence / House

> Condo, Townhome

> Duplex

> Triplex

> Fourplex



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RESIDENTIAL LOAN PRODUCTS (1-4 Units)	Loan Type / Underwriting	Maturity	Loan Size	Amort.	Min Credit Score	Max LTV/ARV
1 Year Bridge Loan - Interest Only	Bridge / Non-Bank	1 Year	\$50,000 - \$25M	I/O	500	75%
2 Year Bridge Loan - Interest Only	Bridge / Non-Bank	2 Years	\$50,000 - \$25M	I/O	500	75%
1 Year Fix & Flip / Rehab - Interest Only	Fix & Flip / Non-Bank	1 Year	\$50,000 - \$2.5M	I/O	620	90% / 75%
1 Year Fix & Flip / Rehab - Line of Credit - I/O	Fix & Flip / Non-Bank	Revolving	\$50,000 - \$10M	I/O	620	90% / 75%
1 Year Construction Loan – Interest Only	Construction / Non-Bank	30 Years	\$150,000 - \$2.5M	I/O	620	90% / 75%
1 Year Construction Loan – Line of Credit	Construction LOC / Non-Bank	30 Years	\$150,000 - \$10M	I/O	620	90% / 75%
3 Year Fixed – P&I	Permanent / Non-Bank	30 Years	\$75,000 - \$2M	30 YR P&I	650	75%
8 Year Fixed – P&I	Permanent / Non-Bank	30 Years	\$75,000 - \$2M	30 YR P&I	650	75%
5 Year Fixed Portfolio Loan (7+ Doors/Units)	Permanent / Bank	5 Years	\$700K - \$500M	30 YR P&I	660	75% Purchase 70% Refinance
10 Year Fixed Portfolio Loan (7+ Doors/Units)	Permanent / Bank	10 Years	\$700K - \$500M	30 YR P&I	660	75% Purchase 70% Refinance
30 Year Fixed (Interest Only Available 1st 5 Years w/700 FICO)	Permanent / Bank	30 Years	\$75,000 - \$1.5M	30 YR P&I	660	80% Purchase 75% Refinance

RESIDENTIAL BRIDGE LOAN | Non-Bank | 1 YEAR FIXED | \$50,000 to \$25M

PRODUCT HIGHLIGHTS

Loan Amount	\$50,000 to \$25M
Term	12 months interest only.
Purchase & Refinance Max LTV	Max 75%. Based on property type, DSCR, borrower strength.
Prepayment Penalty	Case-by-case.
Min Credit Score	500
<ul style="list-style-type: none">Non-Bank bridge loans provide flexible underwriting and ensure timely execution.	

DETAILS

- Property Types:** All non-owner occupied SFR, condo, townhome, duplex, triplex, fourplex.
- Competitive Rates** typically 3%-5% above federal prime rate.
- Maximum LTV** varies based upon location, property condition, borrower credit, income, and collateral.



RESIDENTIAL BRIDGE LOAN | Non-Bank | 2 YEAR FIXED - \$50,000 to \$25M

PRODUCT HIGHLIGHTS

Loan Amount	\$50,000 to \$25M
Term	24 months interest only.
Purchase & Refinance Max LTV	Max 75%. Based on property type, DSCR, borrower strength.
Prepayment Penalty	Case-by-case.
Min Credit Score	500

- Non-Bank bridge loans provide flexible underwriting and ensure timely execution.

DETAILS

- **Property Types:** All non-owner occupied SFR, condo, townhome, duplex, triplex, fourplex.
- **Competitive Rates** typically 3%-5% above federal prime rate.
- **Maximum LTV** varies based upon location, property condition, borrower credit, income, and collateral.



RESIDENTIAL REHAB / FIX & FLIP | Non-Bank

PRODUCT HIGHLIGHTS

Loan Amount	\$50,000 to \$2.5M
Term	12 months interest only with up to 3 optional 3 month extensions.
Purchase Financing Max LTV	75% of ARV or 90% of purchase price. (Generally use the lesser of the two).
Rehab Financing	Up to 90% of rehab budget, not to exceed 75% ARV.
Credit Score	620+

DETAILS

- **Property Types:** Non-owner occupied SFR, condo, townhome, duplex, triplex, fourplex, and multifamily 5-20 units.
- **Competitive Rates** typically 3%-7% above federal prime rate.
- **Maximum LTV** varies based upon location, property condition, borrower credit, income, and collateral.



RESIDENTIAL REHAB / FIX & FLIP | Non-Bank | Line of Credit

PRODUCT HIGHLIGHTS

Loan Amount	\$50,000 to \$2.5M
Term	12 months interest only with up to 3 optional 3 month extensions.
Purchase Financing Max LTV	75% of ARV or 90% of purchase price. (Generally use the lesser of the two).
Rehab Financing	Up to 90% of rehab budget, not to exceed 75% ARV.
Credit Score	620+

DETAILS

- **Property Types:** Non-owner occupied SFR, condo, townhome, duplex, triplex, fourplex, and multifamily 5-20 units.
- **Maximum Credit Line Exposure Limit** across all active projects is \$10M for experienced investors with 1+ successful projects completed in the last 2 years.
- **Competitive Rates** typically 1%-3% above federal prime rate based upon location, project, borrower credit, income, and collateral.

RESIDENTIAL NEW CONSTRUCTION | Non-Bank

PRODUCT HIGHLIGHTS

Loan Amount	\$150,000 to \$2.5M
Term	12 months interest only with up to 3 optional 3 month extensions.
Purchase Financing Max LTV	75% of ARV or 90% of purchase price. (Generally use the lesser of the two).
Rehab Financing	Up to 90% of rehab budget, not to exceed 75% ARV.
Credit Score	620+

DETAILS

- **Experienced developers only.**
- **Property Types:** Non-owner occupied SFR, condo, townhome, duplex, triplex, fourplex, and multifamily 5-20 units.
- **Competitive Rates** typically 1%-3% above federal prime rate.



RESIDENTIAL NEW CONSTRUCTION | Non-Bank | Line of Credit

PRODUCT HIGHLIGHTS

Loan Amount	\$150,000 to \$2.5M
Term	12 months interest only with up to 3 optional 3 month extensions.
Purchase Financing Max LTV	75% of ARV or 90% of purchase price. (Generally use the lesser of the two).
Rehab Financing	Up to 90% of rehab budget, not to exceed 75% ARV.
Credit Score	620+

DETAILS

- **Experienced developers** with 1-5 active projects.
- **Property Types:** Non-owner occupied SFR, condo, townhome, duplex, triplex, fourplex, and multifamily 5-20 units.
- **Maximum Credit Line Exposure Limit** \$10M for experienced investors with 1+ projects completed last 2 years.
- **Competitive Rates** typically 1%-3% above federal prime rate.

RESIDENTIAL RENTAL PROPERTY LOAN | 3 Year Fixed

PRODUCT HIGHLIGHTS

Loan Amount	\$75,000 to \$2M
Term	3 Year Fixed, adjustable through remaining 30 year term. Fully amortized.
Max LTV	75% purchase. 75% refinance. Max 70% on loans \$1M+.
Prepayment Penalty	First 3 years.
Credit Score	650+

DETAILS

- **Property Types:** All non-owner occupied SFR, condo, townhome, duplex, triplex, and fourplex.
- **Competitive Rates** typically 1%-3% above federal prime rate based upon location, borrower credit, income, equity, and collateral.



RESIDENTIAL RENTAL PROPERTY LOAN | 8 Year Fixed

PRODUCT HIGHLIGHTS

Loan Amount	\$75,000 to \$2M
Term	8 Year Fixed, adjustable through remained 30 year term. Full amortization.
Max LTV	75% purchase. 75% refinance. Max 70% on loans \$1M+.
Prepayment Penalty	First 5 years.
Credit Score	650+

DETAILS

- **Property Types:** All non-owner occupied SFR, condo, townhome, duplex, triplex, and fourplex.
- **Competitive Rates** typically 1%-3% above federal prime rate based upon location, borrower credit, income, equity, and collateral.

RESIDENTIAL PORTFOLIO PROPERTY LOAN | 5 Year Fixed

PRODUCT HIGHLIGHTS

Loan Amount	\$700,000 to no max
Term	5 Year Fixed with balloon payoff. Interest only available.
Max LTV	75% purchase. 70% refinance.
Prepayment Penalty	Yes
Credit Score	660+

DETAILS

- **7 Door Minimum:** Blanket loan for 7+ units for experience investors.
- **Property Types:** All non-owner occupied SFR, condo, townhome, duplex, triplex, fourplex, and 5-20 units
- **Competitive Rates** typically 1%-2% above federal prime rate.
- **Min Debt Service Coverage Ratio:**
1.15x Full amortization loans
1.2x interest only loans

RESIDENTIAL PORTFOLIO PROPERTY LOAN | 10 Year Fixed

PRODUCT HIGHLIGHTS

Loan Amount	\$700,000 to no max
Term	10 Year Fixed with balloon payoff. Interest only available.
Max LTV	75% purchase. 70% refinance.
Prepayment Penalty	Yes
Credit Score	660+

DETAILS

- **7 Door Minimum:** Blanket loan for 7+ units for experience investors.
- **Property Types:** All non-owner occupied SFR, condo, townhome, duplex, triplex, fourplex, and 5-20 units
- **Competitive Rates** typically 1%-2% above federal prime rate.
- **Min Debt Service Coverage Ratio:**
1.15x Full amortization loans
1.2x interest only loans

RESIDENTIAL RENTAL PROPERTY LOAN | 30 Year Fixed

PRODUCT HIGHLIGHTS

Loan Amount	\$75,000 to \$1.5M
Term	30 Year Fixed. Partial interest only available 1st 5 years.
Max LTV	80% purchase. 75% refinance.
Prepayment Penalty	Yes
Credit Score	660+ for 30 year fixed. 700+ for interest only option.

DETAILS

- **Property Types:** All non-owner occupied SFR, condo, townhome, duplex, triplex, and fourplex.
- **Competitive Rates** typically 1%-3% above federal prime rate based upon location, borrower credit, income, equity, and collateral.
- **Property Debt to Income Ratios:**
 - ≥ 150K value: Max 85% PDTI
 - < 150K value: Max 70% PDTI

06 | MULTIFAMILY PRODUCTS

- > Multifamily 5+ Units
- > Manufactured Housing
- > Student Housing
- > Senior Housing
- > Low Income Housing



MULTIFAMILY BRIDGE LOAN | Non-Bank | \$100,000 to \$25M | 1-2 Year Fixed I/O

PRODUCT HIGHLIGHTS

Loan Amount	\$100,000 to \$25M
Term	12 – 24 months interest only.
Purchase & Refinance Max LTV	Max 75%. Based on property type, DSCR, borrower strength.
Prepayment Penalty	Case-by-case.
Credit Score	No Minimum credit score required.

- Non-Bank bridge loans provide flexible underwriting and ensure timely execution.

DETAILS

- **Property Types:** Multifamily 5+ units, manufactured housing, student housing, senior housing.
- **Competitive Rates** typically 3%-5% above federal prime rate based upon location, project, borrower credit, income, equity, and collateral.



MULTIFAMILY PERMANENT LOAN | Freddie Mac | \$1M to \$7.5M

PRODUCT HIGHLIGHTS

Loan Amount	\$1,000,000 to \$7.5M
Term	20 Year Hybrid ARM with initial 5, 7, or 10 year fixed period. Partial interest-only and full-term I/O may be available. 30 Year amortization available.
Max LTV	Up to 80%
Prepayment Penalty	Yes
Credit Score	650+

DETAILS

- **Property Types:** Multifamily 5+ units,
- **Minimum Reserves:** 9 months principal and interest cash reserves. Net worth equal to or greater than loan amount.
- **Min DSCR:** 1.2x to 1.4 in small markets
- **Streamlined Closing Process:** Freddie Mac loans close faster than FNMA, with more flexibility to structure custom loan terms and condition. Up to 80% LTV attractive for qualified borrowers.

MULTIFAMILY PERMANENT LOAN | Fannie Mae | \$1M+ (NO MAX LOAN LIMIT)

PRODUCT HIGHLIGHTS

Loan Amount	\$1,000,000 - No Max
Term	5, 7, or 10 year fixed period. Partial interest-only and full-term I/O may be available. Flexible terms. 30 Year amortization available.
Max LTV	Up to 80%
Prepayment Penalty	Yes
Credit Score	650+

DETAILS

- **5+ Units:** All apartment types, senior housing, manufactured housing, student housing, affordable housing.
- **Min DSCR:** 1.25x
- **Longer Closing Process – Best Rate:** Fannie Mae loans take longer to close than Freddie Mac and Bank loans, but offer the most competitive rates available with no loan size limit.



MULTIFAMILY PERMANENT LOAN | Bank | \$1,000,000 to \$25,000,000

PRODUCT HIGHLIGHTS

Loan Amount	\$1,000,000 - \$25M
Term	5, 7, 10, 15, and 20 year fixed period. 30 Year amortization available.
Max LTV	Up to 75%
Prepayment Penalty	Yes
Credit Score	650+

DETAILS

- **5+ Units:** All apartment types, senior housing, manufactured housing, student housing, affordable housing.
- **Min DSCR:** 1.25x



MULTIFAMILY BRIDGE LOAN | Bank | \$5,000,000 to \$35,000,000

PRODUCT HIGHLIGHTS

Loan Amount	\$5M to \$35M
Term	12 – 36 months interest only.
Purchase & Refinance Max LTV/LTC	Max 75% of stabilized value. Max 80% LTC.
Credit Score	650+
MIN DSCR	1.15x assuming interest only payments.

DETAILS

- **Property Types:** Multifamily 5+ Units.
- **Purpose:** Intended to finance moderate value-add opportunities or distressed management turnarounds where tenancy needs to be rebuilt.
- **Competitive Floating Rate** based on 6 month libor.
- **Prepayment Penalty** negotiable based on borrower strategy.



07 | COMMERCIAL LOAN PRODUCTS

- ❖ Office
- ❖ Retail
- ❖ Industrial / Warehouse
- ❖ Self-Storage
- ❖ Hotel / Motel
- ❖ Church / Religious
- ❖ Media & Entertainment
- ❖ Bar / Tavern / Restaurant
- ❖ Child Care
- ❖ Grocery Store
- ❖ Gas Station
- ❖ School
- ❖ Sporting Facility
- ❖ Special Purpose



COMMERCIAL LOAN PRODUCTS	Loan Type / Underwriting	Maturity	Loan Size	Amort.	Min Credit Score	Max LTV/ARV
1 Year Bridge Loan - Interest Only	Bridge / Non-Bank	1 Year	\$75,000 - \$25M	I/O	500	75%
2 Year Bridge Loan - Interest Only	Bridge / Non-Bank	2 Years	\$75,000 - \$25M	I/O	500	75%
3YR FIXED – P&I	Permanent / Non-Bank	30 Years	\$100,000 - \$5M	30 YR	650	70%
8 YR FIXED – P&I	Permanent / Non-Bank	30 Years	\$100,000 - \$5M	30 YR	650	70%
5, 7, 10, 15, 20 Year Fixed	Permanent / Bank	30 Years	\$100,000 - \$25M	30 YR	650	75%
1-3 Year Fixed – Bank Bridge Loan – I/O	Bridge / Bank	5 Years	\$5M - \$35M	I/O	650	75%

Property Types: Office, retail, industrial, flex, mixed-use, self-storage, hotel/motel, grocery store, gas station, school, sporting facility, media & entertainment, church, event center, child care, and special purpose.

**ICS structures and packages loans which lenders compete to fund.
We drive rates & fees down for our clients.**



COMMERCIAL BRIDGE LOAN | Non-Bank | \$50,000 to \$25M | 1-2 Year Fixed I/O

PRODUCT HIGHLIGHTS

Loan Amount	\$50,000 to \$25M
Term	12 – 24 months interest only.
Purchase & Refinance Max LTV	Max 75%. Based on property type, DSCR, borrower strength.
Prepayment Penalty	Case-by-case.
Credit Score	No Minimum credit score required.
<ul style="list-style-type: none">Non-Bank bridge loans provide flexible underwriting and ensure timely execution.	

DETAILS

- Property Types:** Office, retail, industrial, flex, mixed-use, self-storage, hotel/motel, grocery store, gas station, school, sporting facility, media & entertainment, church, event center, child care, and special purpose.
- Competitive Rates** typically 3%-5% above federal prime rate based upon location, project, borrower credit, income, equity, and collateral.

COMMERCIAL PERMANENT LOAN | Bank | \$1,000,000 to \$25,000,000



PRODUCT HIGHLIGHTS

Loan Amount	\$1,000,000 - \$25M
Term	5, 7, 10, 15, and 20 year fixed period. Full term, 30 year amortization available and partial interest only available.
Max LTV	Up to 75%
Prepayment Penalty	Yes
Credit Score	650+

DETAILS

- **Property Types:** Office, retail, industrial, flex, mixed-use, self-storage, hotel/motel, grocery store, gas station, school, sporting facility, media & entertainment, church, event center, child care, and special purpose.
- **Min DSCR:** 1.25x



COMMERCIAL BRIDGE LOAN+ | COMMERCIAL | Bank | \$5M to \$35M

PRODUCT HIGHLIGHTS

Loan Amount	\$5M to \$35M
Term	12 – 36 months interest only.
Purchase & Refinance Max LTV/LTC	Max 75% of stabilized value. Max 80% LTC.
Credit Score	650+
MIN DSCR	1.15x assuming interest only payments.

DETAILS

- **Property Types:** Office, retail, industrial, and self-storage.
- **Purpose:** Intended to finance moderate value-add opportunities or distressed management turnarounds where tenancy needs to be rebuilt.
- **Competitive Floating Rate** based on 6 month libor.
- **Prepayment Penalty** negotiable based on borrower strategy.

CHURCH LOAN | Non-Bank | ELCA Loans (Evangelical Lutheran Church in America)

PRODUCT HIGHLIGHTS

Loan Amount	\$100,000 to \$5M
Term	1, 3, 5, 7, 10 and 15 year fixed church loans. 15 and 25 year amortization.
Max LTV	75%. Flexible LTV options available.
Purpose	Purchase, new construction, rehab, refinance.
Credit & DSCR	650+ credit. 1.25x DSCR.



09 Required Documents	Bank / Fannie / Freddie / SBA	Non-Bank
3 Property Photos	X	X
Last 3 Years Personal Tax Returns	X	
Last 3 Years Business Tax Returns	X	
Last 3 Month’s Bank Statements	X	X
Personal Financial Statement or Completed Loan Application	X	X
Copy of ID	X	X
Credit Report	ICS Pulls	ICS Pulls
Property Rent Roll (if income property)	X	X
P&L For Property Last Year & YTD	X	X
Schedule or Real Estate Owned	X	X
Proforma/Finished Project	New Construction Only	Rehab/New Construction
Architectural/Scope of Work	New Construction Only	Fix & Flip/Rehab/New Construction
Contractor Information ➤ Table of Contents	New Construction Only	Fix & Flip/Rehab/New Construction

10 | REFERRAL PARTNER PROGRAM



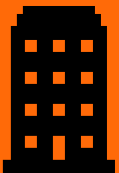
REFERRAL PARTNER REWARDS
a partnership with real value

Referral Partner Program Details

- > **20% Referral fee on gross loan origination points.**
- > **Up to 1% of total loan amount.**
- > **Paid directly at escrow closing.**
- > **Easy hand-off referral procedures.**
- > **Weekly updates on referred deals.**

Earn a 20% Referral Fee

DCA pays a commercial referral fee of 20% of the total loan origination fees up to 1% of the loan amount. Referral Partners get paid directly at escrow closing. Commercial & investment transactions only. 100% CRE compliant.



Chicago, IL 60647

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