Core portfolio lending
Commercial mortgage lending

Property types
• Anchored retail
• Office (including medical office)
• Industrial
• Multi-family
• Hotel
• Select self-storage
• Select hotel

Loan sizing
• $10 million and above

Loan terms
• 3-30 year terms
• Two-way call and rate adjustments available

Amortization
• 30-year amortization schedule or less
• Partial and full term interest-only (transaction specific)

Geographic location
• Major metropolitan areas throughout the United States

Loan to value
• Typically up to 65%, with the ability to go to 70% on select transactions

Interest rate
• Fixed rate based on competitive spreads over comparable term U.S. treasuries
• Rate lock available at application (up to 9 months forward commitment)

Fees
• Fee or par quotes available
• Minimal due diligence processing fee

Prepayment provisions
• Greater of 1% of make whole to U.S. treasuries with last 60 days at par
• Flexible prepayment options available

Escrows (as needed)
• Taxes and insurance
• Tenant improvement and leasing commissions
• Capital improvements

Closing
• Typically performed by internal loan closing professionals at a stated flat fee
• Local counsel hired on an as needed basis
• Ability to accommodate loan closings less than 60 days

Servicing
• We retain in-house servicing on all loans

Deposit
• 1-3% good faith deposits required; 1% at application and 1-2% at commitment

Borrowing entity
• Single purpose entity (SPE) or single asset entity (SAE) preferred

Third party reports
• MAI appraisal
• Phase I environmental
• Phase II environmental (as needed)
• Property conditions assessment
• Seismic (as needed)

We open the door to an abundant number of deal structures.

So, the next time you are looking for a full-service, reliable lender, look to us
www.principalcrelending.com
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Terms, conditions, fees, expenses, pricing and other general guidelines and provisions are subject to change. As a general matter, commercial mortgage lending entails a degree of risk that is typically only suitable for sophisticated institutional and professional investors for whom such an investment is not a complete investment program and who fully understand and are capable of bearing the risks associated with such strategy.