Principal Real Estate Investors’ construction perm program is seamless and time tested. It features one source of funds, one set of documents, one fixed rate, all with one institutional lender.

**Property types**
- Anchored Retail*
- Office*
- Industrial*
- Multi-family

* Typically requires material pre-leasing.

**Loan to cost/value**
- 35% equity typically required during construction (transaction specific)
- Current fair market value of land may be credited toward required equity contribution
- 65% or less loan to value upon completion, depending upon transaction
- Underwriting focused on pro-forma stabilized value

**Loan sizing**
- $15 million and above

**Loan terms**
- One set of loan documents that allow a smooth, seamless transition to convert to a permanent loan; interim construction loans also available
- 2- to 30-year terms
- Completion/carve-out guaranty required; ability to do non-recourse with regards to repayment
- Fixed rate locked at application. Variable rate options are also available
- Interest only, which typically accrues during construction period; amortization thereafter (transaction specific)
- No tri-party agreements required
- Acquisition/rehab transactions selectively underwritten

**Geographic Location**
- Major metropolitan areas throughout the US, plus some select secondary markets

**Fees/deposits**
- 1% origination fee
- 2% good faith deposit

**Reports**
- Phase I environmental
- Seismic (as needed)
- MAI appraisal
- Construction consultant

**Closing**
- Typically done in-house (subject to capacity) at a fixed fee with local counsel review

**Prepayment provisions**
- Yield maintenance last 90 days at par
- Flexible prepayment provisions available

**Draws**
- Monthly draws administered in-house

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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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.