



# Commercial Mortgage Advisors

605 N. Wymore Road • Winter Park, FL 32789-2693

[www.cmacapital.com](http://www.cmacapital.com)

## Industrial Development Bonds

<b>What:</b>	<b>Industrial Development Bond Financing</b>		
<b>Purpose:</b>	<b>Finance the acquisition, construction, expansion or refinancing of Manufacturing, Warehouse or Distribution, 501-c-3 facilities and certain other Commercial projects.</b>		
<b>Project Size:</b>	<b>Manufacturing 501-c-3:</b>	<b>\$2,500,000 - \$20,000,000</b>	
	<b>Distribution, Commercial and Refinancing</b>	<b>\$4,000,000 and up</b>	
<b>Interest Rates:</b>		<b><u>Variable</u></b>	<b><u>10 Year Fixed</u></b>
	<b>Manufacturing 501-c-3:</b>	<b>1.75%</b>	<b>3.5%</b>
	<b>Distribution, Commercial and Refinancing</b>	<b>2.25%</b>	<b>4.5%</b>
<b>Term:</b>	<b>5 to 10 years initial term, with renewals up to 20 to 25 years</b>		
<b>Amortization:</b>	<b>Up to 25 years</b>		
<b>Criteria:</b>	<b>Standard loan underwriting criteria</b>		
	<b>75 to 85% Loan to Value</b>		
	<b>1.25 Debt Service Coverage</b>		
	<b>Last 3 years of profitability for user/tenant</b>		
<b>IDB Closing Costs:</b>	<b>3 to 4% (Majority of costs can be financed through the IDB)</b>		
<b>Timing:</b>	<b>90 to 120 days to IDB funding. Bridge financing can be arranged to accommodate real estate closing timetables where needed.</b>		
<b>Additional Benefits:</b>	<b>IDB's provide construction and permanent financing; and IDB projects are also exempt from Doc Stamps and Intangible Taxes.</b>		

This financing program is offered in collaboration with a Financial Advisory firm specializing exclusively in Industrial Development Bond Financing for Commercial and Industrial projects. They have completed over \$500 million in low interest rate (fixed or variable), construction and permanent financing for over 100 projects throughout the Florida market.

### Additional Financing Services

Loan placements in order of lender preferences are:

- Credit Tenant Leased (CTL) properties with BBB- ratings or higher; proposed or existing. Advance funding available for Build to Suit's.
- Health Care properties including Medical Office, Multi-family, Senior Housing, Assisted Living Facilities, Retirement and Independent Living; proposed or existing.
- Conventional properties for Retail, Office Warehouse, Industrial, Flex Buildings, Self-Storage and Hospitality; proposed or existing.
- Structured Finance programs for Distressed Assets, Loan Payoffs, Buyouts, Acquisitions and Property Refinancing.
- Joint Venture and Equity transactions arranged institutionally and privately.
- All other loan requests handled on a case basis.

CMA lending relationships include banks, credit unions, CMBS lenders, life insurance companies, pension funds, Credit Tenant Lease (CTL) lenders, FHA/FannieMae/FreddieMac lenders, Structured Finance lenders, SBA/USDA lenders, IDB lenders and investment bankers.

**A more comprehensive summary is available upon request**