Alliant Credit Union’s commercial real estate team is ready to help your clients who are looking to invest in neighborhood retail real estate. As the capital source, we can be more flexible and responsive, offering par pricing for mortgage bankers.

### Characteristics

- Multi-tenanted retail centers with limited internet exposure and no tenant representing more than 35% of income

### Markets

- Nationwide Footprint
- Primary and Secondary
- Close proximity to dense residential neighborhoods

### Loan Amounts

- $7.5MM to $25MM preferred

### Products

- 5, 7, 10 year, fixed

### Amortization

- Up to 25 year maximum

### Loan to Value

- Up to 75%

### Debt Coverage Ratio

- 1.25x minimum

### Processing Fee

- Typically $4,500

### Rate Lock

- 60-day lock at application accompanied by a 1% deposit

### Yield Maintenance

- 3%, 2%, 1%, 0% thereafter

### Interest Rate

- Risk based pricing varying with LTV, DCR, Market, and Sponsor

### 100% Recourse

- if LTV >65% or net worth is below 2x loan amount

### 50% Recourse

- if the LTV is between 50%–65%

### Non-Recourse

- if the LTV is <50%

### Tax Escrows

- Required

### TI/LC & Cap Ex Escrow

- Required for non-recourse loans, structured or waived based on tenant rollover in conjunction with recourse

### Ownership:

- Single asset entities preferred
- Deposit Relationship Not Required

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**To get started, send me:**

- Property info with photo
- Current rent roll
- Income/expense statement
- Guarantor bio
- PFS – credit of borrower
- Existing debt
- Purchase price

**Your Alliant Professional:**

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