

Hello XXXX!

Please confirm receipt of this email and let me know when you might be able to get a proposal to me. I look forward to reviewing it!

I am reaching out to a few lenders to find the best fit for a property we just got under contract, XXXXXXXXXXXX.

I'm available at XXXX time, so feel free to give me a call, I'd love to chat about the deal.

For your convenience, I have attached the seller rent roll, financials, costar summary report, purchase agreement, and our pro forma. I also recorded a brief loom video walking through the deal and our pro forma here:

<https://www.loom.com/share/5e70f990239e42e6aa18c55ac845cf0b?sid=5f992e32-0f4c-4799-abaa-d2556740ac0f>

An ideal loan for us would be:

- 30 year amortization with some kind of initial interest-only period as we take over and stabilize the building
- 75-80% LTV
- Minimizing interest rate
- Minimizing prepayment penalties
- Minimizing origination charges
- 3-5 year loan term. I expect we will refinance the building sometime in the next few years as rates come down and we improve the performance of the building.
- I'm open to a fixed rate or variable rate loan, whatever you think might give us the best overall terms