

HAWTHORN BUSINESS PARK

5289 - 5295 NE ELAM YOUNG PARKWAY, HILLSBORO, OR

FINANCING
SOURCES

Lenders Interested in Financing Purchasers of Condominium Units

Contact Name Phone/Email	Max Loan to Value	Max Loan to Cost	Min Debt Services Coverage Ratio	Max Term	Max Amortization Period	Interest Rate	Fees	Min Loan Size	Max Loan Size	Other
Bank of America/Merrill Lynch										
Theresa Delozier [503] 344 6850 theresa.delozier@baml.com	90% SBA 504 80% Conv	TBD on project size	1.15 for SBA 504 and 1.25 for Conv	20 Yrs SBA 504, 10 Yrs Conv	25 Yrs SBA 504, 10 or 20 Yrs Conv	5% 5 Yrs fixed rate loans, 6% for 10 Yrs fixed rate	.75% on SBA 504 and .50% on Conv	\$350,000	\$13,000,000	3-5 day decision turnaround time for complete package

Ironstone Bank

Bonnie J. Quintero [503] 608 6768 bonnie.quintero@ironstone.com	80% of the cost or appraised value, whichever is lower	80% of the cost or appraised value, whichever is lower	This is a global cash flow coverage ration of 1.25x	10, 15, 20 (SBA-504 only)	80% LTV for 20 Yrs 75% LTV for 25 Yrs amort	20/10 and 15/15: 4.95% fixed 20/5: 4.20% fixed 20/10 with 5 Yr repricing: 4.20%	1.00%	N/A	\$10,000,000	
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CapitalSource Small Business Lending

Brad W. Benson [503] 698 4109 bбенcon@capitalsource.com	125%	125%	1.0x	25 Yrs	25 Yrs	6%	SBA Fees	\$250,000	\$15,000,000	Closing in 35-40 days. Free pre- approvals
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A QUALITY PROJECT BY



COMMERCIALQUESTNW

REAL SERVICE. REAL SOLUTIONS. REAL RESULTS.

1675 SW MARLOW AVE., STE 304, PORTLAND, OR 97225

TO LEARN MORE OR SCHEDULE A TOUR CONTACT:

CINDY BROWN, SIOR MANAGING PRINCIPAL BROKER

JULIE MYLES, PRINCIPAL BROKER

[503] 452 4000 | WWW.HAWTHORNBUSINESSPARK.COM

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US Bank Portland West										
Zachary Hart [503] 693 0194 zachary.hart@usbank.com	80%	No Loan Fee	1.15	25 Yrs	25 Yrs	5/25: 4.36%* 10/25: 5.77%*	Title, Escrow, Appraisal	\$100,000	\$4,000,000	*Based on interest rates 7/07/2011

Key Bank

Mike Stedron [503] 644 1943 mike_e_stedron@keybank.com	80% SBA 90%	Whichever is lower	1:1	25 Yrs SBA	25 Yrs for Loans Under \$1 Million	Varies	Varies	Varies	None	
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Evergreen Business Capital

Lynn Beadling Senior Loan Officer 1618 SW First Ave, Ste 401 Portland, OR 97201 [503] 222 1091 lynn.beadling@evergreen504.com										
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