

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
First Tech Credit Union (Business Loan - Real Estate)										
Deedra Howes [503] 350 4690 deedra.howes@firsttechcu.com	75%	75%	1.25 of Business Cash Flow	20 Yrs	20 Yrs	5 Yr Treasury Constant Maturity Rate plus 275bps - floor of 6%	1% Fee plus 3rd Party Costs	N/A	\$1,000,000	Check requirements for membership. Credit Score ideally 680 or more. Personal Guarantee Required. Rate change at 5 years.

First Tech Credit Union (Home Equity Loan)

Deedra Howes [503] 350 4690 deedra.howes@firsttechcu.com	85%	N/A	1.25 of Business Cash Flow	15 Yrs	15 Yrs	Based upon Prime Rate, spread varies	Varies	N/A	N/A	
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Ironstone Bank (Non SBA Business Loan - Real Estate)

Bonnie Quintero [503] 608 6768 bonnie.quintero@ironstone.com	75%	80%	1.25	20 Yrs	20 Yrs	10 Yr Treasury plus 180 - floor of 5.85%	.5% plus 3rd Party Costs	\$250,000	\$4,000,000	Owner user only (51% of building or more)
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Ironstone Bank (SBA Business Loan - Real Estate)

Bonnie Quintero [503] 608 6768 bonnie.quintero@ironstone.com	90%	90%	1.0-1.1	20 Yrs	20 Yrs	10 Yr Treasury plus 180 - floor of 5.85%	2.5% plus 3rd Party Costs	\$250,000	\$4,000,000	
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PO BOX 91265, PORTLAND, OR 97291

TO LEARN MORE OR SCHEDULE A TOUR CONTACT:

CINDY BROWN, SIOR | [503] 452 4000 | WWW.HAWTHORNBUSINESSPARK.COM

Information contained herein has been obtained from others and considered to be reliable. However, a prospective buyer or tenant is expected to verify all information to his/her own satisfaction.

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Key Bank Business Banking (Non SBA Business Loan - Real Estate)										
John McMeekan john_mcmeekan@keybank.com	80%	80%	1.2	10 Yrs	25 Yrs	Varies	1%	\$200,000	\$6,000,000	

MainStreet Lender (SBA Business Loan - Real Estate)

Brad Benson [503] 343 9353 bbenson@mssl.com	100%	90-95%	1.1	25 Yrs	25 Yrs	Prime plus 2-2.75%	Waived	\$350,000	\$2,000,000	
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US Bank (Small Business Banking)

Zachary Hart [503] 693 0194 [503] 896 2372 cell zachary.hart@usbank.com	75%	80%	1.2	10 Yrs	10 Yrs	Varies	1%	\$100,000	\$3,500,000	No deposit relationship required.
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