

PERM Program



NuBridge now offers permanent financing. Our PERM Program highlights, include:

- Start rate as low as 5.125%
- LTVs up to 80%
- DCRs as low as 1.10
- Flexible term options
- FICO as low as 600
- Rural properties ok



LOAN SIZE	\$500,000 - \$5,000,000
START RATE	5.125%
PROPERTY TYPES	Multifamily, Mixed Use, Mobile Home Parks, Office, Retail, Self-Storage, Light Industrial – value add opportunities.
LOAN TO VALUE	Max 80% on Multifamily, Mixed-Use, Light Industrial, & Warehouse; 75% for Self-Storage & Mobile Home Parks; 70% for Retail & Office
OCCUPANCY	Investor & O/O; O/O not available for residential properties/units
TERM	5-Year Hybrid, 7-Year Hybrid, 10-Year Hybrid; or 30-Year Fixed
CREDIT SCORE	Must be greater than 600
DCR	Minimum DCR is 1.10x NOTE: Single tenant owner-occupied loans require a minimum 1.15x global cash flow.
LENDING AREAS	Nationwide, except ND & SD
SEASONING	First year of ownership, value given is (a) purchase price plus (b) hard cost of improvements; Second year, 1.2 of first year.
PROGRAM	Full or Lite Income Documentation
RECOURSE	Required
LOAN COST	.50 BPS to 1.50 BPS Depedning on loan size
PREPAYMENT	Step Down: 5, 4, 3, 2, 1

Contact Us

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