



Credit-Tenant Net Lease

Funding specialties:

- **Bridge Loans**
- **Net Lease**
- **Permanent full-amortization**
- **Sale/Leaseback**
- **Small-Balance Commercial**

Our CTL program allows borrowers to finance real estate investments secured by long-term double and triple-net leases. Tenants are generally investment grade.

Program benefits include:

- Loan size minimum—\$1,000,000
- Loan Term—up to 25 years
- Amortization—Up to 30 years
- Targeted LTV—80%
- Minimum DSCR—1.10
- Non-recourse—except for standard “carve-outs”

Call Dave Gilbert, CCIM

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PRA**Penn Realty Advisors, Inc.****Investments**