

NEWSLETTER

HIGHLIGHTS

Check out our recent projects!

TOTAL LOAN PACKAGE: Element 22 Commercial Group is thrilled to be able to assist small business owners achieve their goals. This \$277,500 Southern Michigan Golf Course purchase recently closed with a 5 year term & 20 year amortization. Seasonal payments to be made May through October with an interest rate based on the 5 yr treasury plus 300 bps, resulting in an effective rate of 7.65%. Collateral for this loan consists of an All Business Asset UCC Filing, Abundance of Caution Mortgage on personal residence, & 1st position lien on the golf course property itself.

UNDERWRITING, DOCS & DUE DILIGENCE: This individual borrower was able to secure two loans - A \$200,000 Commercial Real Estate Mortgage refinance & a \$76,000 Business Line of Credit for working capital and renovations. These are both secured by the same piece of real estate with 1st & 2nd liens. The CREM has a 5/20 yr term with the rate based on the 5 yr treasury plus 3.00% margin. The 12 month LOC sits at WSJ Prime plus a margin of 0.50%. If you want to service your own loans but still want a streamlined & detailed commercial loan process, this is a great option for your institution!

SBA SPOTLIGHT

This month we are highlighting a recently closed **SBA 7A** loan that Element 22 Commercial Group had the opportunity to underwrite, collect due diligence, close & service. This **\$3.081 Million Construction** Line of Credit will take the SBA 7a guaranty and will convert to a 25 year CREM after the 12 month construction period. Construction period will sit at an 11.25% interest rate & the CREM will be at WSJ Prime + 1.50% and repriced every 5 years.

This loan is secured by two pieces of real estate and an 2nd position All Asset UCC filing. With two co-borrowing business entities consisting of 17 total owners, this loan will enable the borrower to construct a distillery with tasting room in Northern Michigan. This new location will have an additional event space for rent, new product offerings, & allow them to offer facility tours to patrons. Think the SBA 7a route might be for you? We can help!

UPCOMING OFFICE CLOSURE

Our office will be closed on Monday, September 2nd for Labor Day

DUE DILIGENCE ASSISTANCE

Did you know Element 22 Commercial Group can help with due diligence items? From ordering & reviewing **Appraisals** to pulling **Flood Certificates** to **UCC Filings**, we have your bases covered!

