

INDUSTRIAL

231-Unit Self Storage Facility

Pearl, MS

A seasoned CRE owner and operator in Michigan was seeking new lender relationships for financing an industrial storage facility in Pearl, Mississippi.

After only being offered capital for the acquisition by their current lender, they decided to re-engage with Lev to look for financing.



Final Deal Terms

Loan Amount: \$1,200,000

LTPP: 75.00%

CapEx: 100%

Rate: 4.50%

Term: 5 Years

Amortization: 20 Years

How Lev Helps Borrowers Get Better Financing From Their Current Lenders

For a small fee, borrowers can utilize Lev's technology to increase leverage, amortization, or even decrease interest rates from their current lender.

What Is A Carve-Out Fee?

A carve-out fee is a reduced, one-time fee paid to Lev if the borrower decides to leverage the terms we receive to secure better financing through their existing lender relationships.



Creating A Competitive Advantage

After speaking with the borrower we felt confident in our ability to secure more favorable terms. After agreeing to the carve-out fee, we collected all necessary deal materials, created a digital OM, and went out to market in just three days.

Our technology enabled us to identify and reach out to the right lenders for this deal. In only two weeks we had secured better terms and the borrower was able to review and compare quotes directly in their Borrower Portal.

After reviewing the more competitive terms, the borrower's current lender agreed to increase their initial offer to include 100% of CapEx and 1-year interest-only!



Leveraging Lev

For a one-time fee (due at closing), the borrower harnessed our competitive lender environment, encouraging their current lender to provide a better loan package. To match the competitive terms, the lender offered additional debt to cover property improvement costs, saving the borrower time and money.

We give borrowers confidence they're receiving the best terms in the market, whether it's with your existing lender or through new relationships.