



**Colorado Rate Range Indications and Program Summary Effective January 2012**

**Centennial Lending - A Very Special Lender**

We are unusual! At Centennial you will find fixed rates without the costly prepayment penalties typical of bank of life company loans.  
 We are a direct lender and servicer, which means that the same team approves and services your loan. That's start to finish professionalism.  
 We offer CONSTRUCTION financing for your new projects as well as the permanent loan.  
 We like variety. We finance SBA 504 projects, apartments, office buildings, industrial buildings, office condos, retail and industrial condos, and investors' residential rental properties.  
 Even if you want a "small" loan we fund these projects as well as larger ones -- see our parameters below.

**SBA 504 First Mortgages for Owner-User Buildings**

Interest Rate Index	Current Index	Fixed Period Reset	"A" Grade		"B" Grade		"C" Grade	
			Rate	Spread	Rate	Spread	Rate	Spread
WSJ Prime	<b>3.25%</b>	Every 5 Years	5.25%	1.50%	5.50%	1.75%	5.75%	2.00%

No prepay penalty on the first mortgage (Compare us to bank financing!)  
 Collateral includes Office, Retail, Industrial, 50% LTV/90% CLTV with SBA approval of the second mortgage  
 Office Condominiums, Industrial Owner User, Industrial Condominiums  
 Retail Owner User, Retail Condominiums  
 Construction loans are available. Maximum 90% LTV with SBA approval of the second mortgage  
 Combined loan to Cost: Typically 50% Senior Loan and 40% Debenture

**Office, Industrial, and Retail Property Loans**

Interest Rate Index	Current Index	Fixed Period Reset	Loan Term	Spread for "A" Grade Property	Start Rate for "A" Grade Property
Prime	<b>3.25%</b>	Every 5 Years	10 Year with 5 Year Reset	1.500%	5.250%
			10 Years Fixed	Fixed	6.000%

**Pre Payment Penalty: ZERO!**  
 Origination Fees are 1% of the loan amount plus reasonable and customary closing costs  
 Tax escrows are negotiable  
 25 year amortization maximum. Due in 10 years,  
 Refinances and property acquisition loans are eligible.  
 The terms contained herein are not all-inclusive and are subject to change until your loan is approved and accepted  
 Never a prepayment penalty - you are not locked in!  
 We also offer construction financing with our permanent takeout as part of the package

## Small and Midsized Apartment Projects

Interest Rate Index	Current Index	Fixed Period Reset	Loan Term	Spread for "A" Grade Property	Start Rate for "A" Grade Property
Prime	3.25%	Every 5 Years	10 Year with 5 Year Reset	1.250%	5.125%
			10 Years Fixed	Fixed	5.875%

Origination Fees are 1% of the loan amount plus reasonable and customary closing costs

Tax escrows are negotiable.

25 year amortization maximum.

Rate and term refinances, property acquisitions, and cash out refinances eligible.

The terms contained herein are not all-inclusive and are subject to change until your loan is approved and accepted

Never a prepayment penalty - you are not locked in!

We also offer construction financing with our permanent takeout as part of the package

## Financing for Residential Investor 1-4 Unit Rentals

Interest Rate Index	Current Index	Fixed Period Reset	Loan Term	Spread	Start Rate
Prime	3.25%	Every 5 Years	10 Year with 5 Year Reset	1.50%	5.50%
			10 Years Fixed	Fixed	6.00%

Origination Fees are 1% of the loan Amount plus reasonable and customary closing costs

Tax escrows are negotiable.

30 year amortization maximum.

Rate and term refinances, rehab loans (with escrows) and purchases eligible.

The terms contained herein are not all-inclusive and are subject to change until your loan is approved and accepted

Never a prepayment penalty - you are not locked in!

We also offer construction financing with our permanent takeout as part of the package

This program is designed for high net worth investors who own multiple residential rental properties

Non-owner occupied properties only. Second homes and owner-occupied residences are financed by our residential division.

## PRODUCT SUMMARY

### SBA 504 First Mortgages for Owner-User Buildings

<b>Loan Sizes</b>	\$250,000 to \$5,000,000 (First Mortgage) Plus up to \$4,000,000 (Debenture)
<b>Loan Terms:</b>	Five (5) Year adjustable, 10 year term. 15-25 year amortization. Debentures (2nds)10-20 Yr Fixed.
<b>Amortization:</b>	Up to 25 years due in 10. (First Mortgage) 20 Years Full (Debenture Portion)
<b>Recourse:</b>	All loans are Full Recourse.
<b>Maximum LTV:</b>	90% CLTV
<b>Debt Coverage Ratio:</b>	The Minimum Debt Coverage Ratio ("DCR") calculation range from 1:1.2x to 1:1.25x and will be based on the underwritten EBITDA of the small business concern. 2:1 global.
<b>Loan Payments:</b>	ACH Optional.
<b>Construction Financing:</b>	Please call for Program Information.

## Office, Industrial, and Retail Property Loans

<b>Loan Sizes</b>	\$250,000 to \$10,000,000
<b>Loan Terms:</b>	25 year amortization maximum. Due in 10 years,
<b>Amortization:</b>	10-25 Years
<b>Fees:</b>	1% plus reasonable and customary closing costs. Phase 1 required only if recommended following environmental screening.
<b>Maximum LTV:</b>	75%
<b>DSCR:</b>	1.20 to 1 or better and typically 2:1 global cash flow. Strong management and net worth
<b>Rehabilitation:</b>	Yes! Call us for more information.
<b>Construction:</b>	Yes! Call us for more information We offer construction and takeout loans.

## Small and Midsize Apartment Projects - Fixed Rates, No Prepay

<b>Loan Sizes</b>	\$250,000 to \$3,000,000
<b>Loan Terms:</b>	25 year amortization maximum. Due in 10 years,
<b>Amortization:</b>	Up to 25 Years,
<b>Fees:</b>	1% plus reasonable and customary closing costs.
<b>Maximum LTV:</b>	75%
<b>DSCR:</b>	1.20 to 1 or better and typically 2:1 global cash flow. Strong management and net worth
<b>Construction:</b>	Yes! Call us for more information We offer construction and permanent financing.

## Financing for Residential Investor 1-4 Unit Rentals

<b>Loan Sizes Per Property</b>	\$50,000 to \$1,000,000
<b>Loan Terms:</b>	30 year amortization maximum. Due in 10 years,
<b>Amortization:</b>	10-30 Years
<b>Fees:</b>	1% plus reasonable and customary closing costs.
<b>Maximum LTV:</b>	75%
<b>DSCR:</b>	1,20 to 1 or better and typically 2:1 global cash flow. Strong management and net worth.
<b>Construction:</b>	Yes! Call us for more information We offer construction and permanent financing.

## Contact Information

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## Basic Requirements for an Indication of Interest

Quick Loan Application (call us and apply by phone or email us for an application)  
Current rent roll and lease schedule  
2011 full year P&L for subject property  
Entity financial statements most recent quarter and FY  
Guarantor financial statements (balance sheet and P&L and schedule of real estate owned)  
Purchase contract  
Cost breakdown  
Management experience statement and resumes