THE CS ORGANIZATION

2025 Lending Programs

Construction Loans
Asset Class: Condo | Multifamily | Hospitality | Storage
Geographic: Nationwide
Loan Amount: $500,000 - $75,000,000
Term: 1-2 Years
Origination Fee: 1-2%
Loan To Cost: Up to 85% LTC

Bridge Loans
Asset Class: All Major Asset Classes
Geographic: Nationwide
Loan Amount: $250,000 - $75,000,000
Term: 1-2 Years
Origination Fee: 1-2%
Loan to Value : Up to 75% LTV

CMBS Financing
Asset Class: Retail | Multifamily | Hospitality | Industrial | Storage
Geographic: Nationwide
Loan Amount: $3,000,000 - $50,000,000
Term: 5-10 Years
Interest: 30yr Amort. & IO
Loan to Value: Up to 75% LTV

C-PACE Financing
Asset Types: All Major Asset Classes
Geographic: Nationwide (States with active C-PACE programs)
Loan Amount: $500,000 - $25,000,000
Term: Up to 30 years
Interest: Funded Reserve for I/O then Fully Amortizing
CPACE Closing Fee: 1.00% - 2.00%
Loan to Cost: Up to 30% LTC
Security: Special Tax Assessment Recourse:
Completion Guarantee + Bad Boy Carveouts
Subject to state and local C-PACE program rules and restriction

Agency Loans
FANNIE MAE SMALL BALANCE LOANS
Asset Class: Multifamily
Geographic: Nationwide
Loan Amount: Up to $9,000,000
Term: Up to 30 Years
Amortization & Interest Only
Purpose: Acquisition/Refinancing

Contact Us

646.392.7038 www.thecsorganization.com

THE CS ORGANIZATION

FREDDIE MAC SMALL BALANCE LOANS
Asset Class: Multifamily
Geographic: Nationwide
Loan Amount: Up to $7,500,000
Term: Up to 20 Years
Amortization & Interest Only
Purpose: Acquisition/Refinancing

Fix and Flip Financing
Asset Class: SFR | Multifamily
Geographic: Nationwide
Loan Amount: Minimum $250k
Origination Fee: 1-2%
Term: 1-2 Years
Loan to Cost: Up to 90% LTC

DSCR Loans
Asset Class: SFR | Multifamily | Mixed Use
Geographic: Nationwide
Loan Amount: Minimum $250k
Origination Fee: 1-2%
Term: Up to 30 Years
Loan to Cost: Up to 80% LTV

Term Loans
Asset Class: All Major Asset Classes
Geographic: Nationwide
Loan Amount: Minimum $500k
Term: Up to 15 Years
Interest: Fixed or ARM
Loan to Value: Up to 75% LTV

Select Past Transactions

$2,600,000
Miami, FL | Construction

$5,000,000
Lake Wales, FL | Refinance

$5,500,000
Brooklyn, NY | Construction

$1,650,000
Montrose, CO | Construction

$3,475,000
Miami, FL | Construction

$2,520,000
Lake Wales, FL | Construction

See all completed assignments on our website.

All Loans provided through third party lenders. The CS Organization is not empowered to make mortgage loans.

Contact Us

646.392.7038 www.thecsorganization.com