

Boston Capital *Finance* LLC

We are pleased to announce the launch of our newest construction fund; the **Boston Capital Intermediate Term Income Fund II**

- **Loan Amount:** \$1 - \$12 million
- **Term:** 2 Years, Construction, Lease-Up and Stabilization, one time 6 month extension
- **Amortization:** Interest Only
- **Payments:** Monthly
- **Syndicator:** Boston Capital
- **Rate:** Priced at 275 bps plus the 10-Yr Treasury with a floor of 5%
- **Construction Monitoring:** Engineer acceptable to Lender will provide monthly monitoring
- **Permanent Financing:** A fixed rate forward approved permanent Lender must be secured prior to or in conjunction with closing; BCF can aid with this process
- **Liability:** Full recourse
- **Servicing: All loans approved internally, funding within a few days of submittal**
- **Underwriting:** Seamless with reliance on Boston Capital equity; credit decision made at BCF
- **Fees:** Origination and Legal fees, call to inquire

Call us today!

Bill Fazzano (617) 624-8711 / Sean Curry (617) 624-8932

