

# CRE DIRECT LENDER

[money360.com](http://money360.com)



# ABOUT US



Money360 delivers a smarter, simpler and more transparent experience from origination to servicing.

## OUR VISION

Money360 is a direct lender with discretionary capital that ensures certainty of execution and timely closings. Our seasoned deal team understands the needs of mortgage bankers, brokers, and borrowers and can create custom bridge loan solutions to finance transitional or unstabilized properties throughout the United States.

Money360's bridge loan program provides custom-tailored financing solutions for borrowers that need flexibility to execute a diverse range of strategies.

## BROAD FUNDING CRITERIA

### BRIDGE FINANCING

**PROPERTY LOCATIONS:**  
Nationwide

**LOAN-TO-VALUE:**  
Up to 75%

**LOAN SIZE:**  
\$3 million to \$25 million

**LOAN TERM:**  
1 year to 3 years

## INSTITUTIONAL BACKING

### UNPARALLELED ACCES TO CAPITAL

Commercial real estate loans between \$3 million and \$25 million

- Competitive rates and terms; nationwide
- Loans custom-tailored to meet borrower's unique needs
- Non-recourse loans available
- Flexible prepayment provisions
- Intermediary submissions welcomed

### PROPERTY TYPES:



RETAIL



INDUSTRIAL



MULTIFAMILY



OFFICE



SELF STORAGE



MANUFACTURED HOUSING



HOSPITALITY



SPECIAL PURPOSE

# FEATURED TRANSACTIONS



## RETAIL PROPERTY

**\$11M Bridge Loan**  
2 years • 52% LTV

San Antonio, Texas

**Challenges:** The borrower had a cross collateral maturing CMBS loan they needed to refinance. The biggest challenge was timing on the sale of the property that was not included in the loan with Money360. The sale date needed to be the same day as the loan funding.

**Solutions:** Money360 was able to help refinance the maturing CMBS loan and a related unsecured loan from a bank. The subject property consists of a 143,654 sq ft mixed use center in San Antonio, TX. The property was cross collateralized with another property owned by the borrower. The cross collateralized asset was also a part of the borrowers maturing CMBS loan, but it was not included in the Money360 loan. We couldn't close this loan until the borrower sold the cross collateralized property.

## HOSPITALITY PROPERTY

**\$8M Bridge Loan**  
2 year • 48% LTV

Cromwell, Connecticut

**Challenges:** Money360 recently funded this \$8 million, fixed rate, interest-only, bridge loan for a 215 room full-service hotel in Cromwell, CT. Certainty of execution and a quick close were paramount to the Borrower.

**Solutions:** Money360 provided financing that allowed the Borrower to utilize the cash out loan proceeds for additional hospitality acquisitions. The loan was subordinated to a ground lease which had previously been encumbered as part of a multi-asset CMBS loan. The short-term two-year loan term provided flexibility to later incorporate the asset into a more complex financing transaction.



## Over \$1 Billion in Loans Originated & Funded

### OFFICE

Loan Amount: **\$18,000,000**  
Details: **36 Months / LTV 71%**  
Location: **Las Vegas, NV**

### MULTIFAMILY

Loan Amount: **\$28,000,000**  
Details: **24 Months / LTV 67%**  
Location: **Hattiesburg, MS**

### RETAIL

Loan Amount: **\$11,000,000**  
Details: **24 Months / LTV 52%**  
Location: **San Antonio, TX**

### INDUSTRIAL

Loan Amount: **\$7,600,000**  
Details: **24 Months / LTV 64%**  
Location: **Fremont, CA**

# Get in touch.

Please use the information below to get in touch with me to discuss your financing needs.

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## NICOLAS JANS

REGIONAL DIRECTOR,  
SOUTHWEST REGION



Nick Jans has been engaged in the Commercial Real Estate finance and portfolio management business for 30 years. His career has been focused on institutional real estate investment with over 28 years spent with major domestic life insurance companies operating from Dallas. He has been involved with nearly \$2 billion in commercial real estate debt placement largely focused in the southern U.S., from Arizona to Louisiana but inclusive of Colorado and Kansas. His expertise includes all forms of commercial real estate debt, preferred equity, and portfolio financing, and covers a wide spectrum of asset classes, from strip retail and limited service flagged lodging to 70 story office buildings, regional malls, convention center hotels, and world class destination spas. Since 2012, he has been involved with the growth of a boutique commercial real estate debt/equity firm which evolved into the newly formed Willow Bend Commercial Capital. Nick has held the CCIM designation since 1998 and has been involved during his career with The Real Estate Council, NAIOP, Mortgage Bankers Association, and ICSC. He earned a Bachelor of Business Administration degree from Saint Louis University, where he played three years of collegiate baseball.