COMMERCIAL REAL ESTATE FINANCING

Plan your next property move.

A property opportunity or approaching maturity brings deadlines you cannot ignore. Explore financing for commercial property purchases, refinancing, improvements, and investment plans.

A QUESTION WORTH ADDRESSING

Business cash flow and property income support different financing requests. Clarify the repayment source early.

Three structures to understand

01 Owner-occupied mortgage

Often relies on the operating business and property together. Occupancy and program eligibility differ by lender and product.

02 Investor CRE loan

Generally focuses on property cash flow, value, leverage, tenancy, and sponsor strength. Amortization and maturity deserve close review.

03 Bridge or construction financing

May fund acquisition or improvements ahead of stabilization. Review draw controls, carry costs, and the takeout plan.

Prepare for the conversation

- ☐ Rent roll and leases
- ☐ Operating statements and property tax/insurance information
- ☐ Purchase contract or payoff, entity documents and environmental reports

How Alliance helps

We review the property and borrower together, identify likely diligence gaps, and compare financing structures against your property strategy and closing timeline.

Let's discuss your financing needs.

Tell us your goal, funding amount, and timing.

Book an appointment | Contact Alliance | Visit our website

Jesus Cazares I jesus@alliancecapitaladvisors.net

Educational overview. Terms and requirements vary by lender and transaction.