CLOSING TIME FRAMES OF ALL DIFFERENT TYPES OF COMMERCIAL REAL ESTATE LOANS

Count down to funding does not start until the appraisal is paid for by the borrower.

PERMANENT FINANCING

Bank/Credit Union Programs

-For 1-4 unit investment properties (30-45 days, more like 45 days)

-For pure commercial properties (45-60 days, more like 60 days)

-SBA Loans for commercial real estate that is owner occupied (60-90 days)

Bank Alternate Permanent Financing

-For 1-4 unit investment properties (30-45 days)

-For pure commercial properties (45-60 days)

TEMPORARY FINANCING

Rehab / Fix and Flip & Bridge Financing

-For 1-4 unit investment properties (2 weeks)

-For pure commercial properties (30 days)

Ground Up Construction Financing

-For 1-4 unit investment properties (30 days)

-For pure commercial properties (30-60 days, it really depends on how big the property is that is being built.)