



PBI Global Funding, LLC
"We Get You The Money Fast"

120 OXFORD STREET, HARTFORD CT - SUITE 212B

Canna Business Resources : CRE Program Outline

Program is outlined below:

Stips Needed:

Application / intake docs should be standard:

- Application
- Most previous 3 months bank statements (for all accounts associated with business)
- Financials (AP, P&L, AR, Balance Sheet, Previous year Tax Return)
- Personal Guarantor Credit
- A description of the use of the funds and the specific location of the collateralized realty asset(s).

(A spec sheet with banking summary greatly would be appreciated, too.)

Realty-Secured Funding Docs and Stips:

1. Appraisal of the secured asset(s).
2. Full title report with lender's insurance commitment
3. UCC-1 against all FFE and non-fixtured assets on and about the secured property
4. Full payoff demands / releases from any existing realty-secured lenders (we only fund in 1st position)
5. SOS must be active and in good standing
6. Clear, any other standard anti-fraud screens, etc.

Key Points:

Cannabis Retail (licensed dispensaries), Cannabis Wholesale (processing)

Lien Position: 1st only.

Max. Purchase Money LTV: 85%.

Max. Refi/Equity/Rehab/Flip/Working Capital "As Is" LTV: 80%.

Max. L-T-C for Rehab/Flip/Repositioning: 90%.

We do not lend to ARV ratios.

Ineligible Assets: O/O Residential, Land Lots, Farms, Development Lots, Adult Entertainment.

Ineligible Loan Structures: Ground Up Construction, Pre-entitlement Bridge, Mezzanine Development.

ESA I/II: Adverse ESA I/II are *acceptable and do not necessarily bar funding* for the following collateralized assets: gas stations, truck stops, oil change shops, quick lubes, auto repair, truck repair, tire shops, tire & lubes, car washes, smog shops, dry cleaners.

Max. Loan Term: 24 mos.

Target Loan Term: 12 mos.

Max. Loan Size - Syndication: \$3MM (for now)

Locations: All 50 U.S. states

Payments: Not less than monthly, Must be coupons, No pure accruals.

PPP/Lockouts/Defeasance: Not required.

Prepaid Interest: Preferred, but not required.

****Please note - we are NOT looking at pre-revenue companies or non revenue-producing RE. Rule of thumb- we need a minimum ratio of 1.075% coverage of cash-on-cash profits to the upcoming CRE loan debt service.**

ie - if the monthly interest payment is \$10,000, we would need to see \$10,750 in monthly cash-on-cash profits.**