

BARON CREEK PARTNERS

REAL ESTATE LENDING

\$100M+ Performing Loans		Founded 2020 San Antonio, Texas	Direct Lender Balance Sheet Lending
LOAN PARAMETERS			
Loan Amount		\$150,000 up to \$10,000,000	
Loan Type		Acquisition, Refinance, Cash-Out, and Note Purchases	
Property Types		Retail, Office, Industrial, Hospitality, Multifamily, Mixed Use, Land, Ranch and Rural Land, Residential, and Primary Residential	
Geography		Texas	
Loan-to-Value		Up to 80%	
Interest Rate		9%-12%	
Term		Up to 3 years – Interest Only	
Lender Fees		1-4% depending on deal and complexity	
Exit Fee		Negotiable but generally 3%	
Recourse		Full recourse with personal guarantees from all principals – non-recourse options are available for certain income producing properties	
Credit Requirements		Minimum FICO: 650	

WHY CHOOSE BARON CREEK PARTNERS?

<ul style="list-style-type: none">✓ Direct Balance Sheet Lender No third-party approvals required✓ Fast Closing Competitive turnaround times✓ Flexible Structures Creative solutions for complex deals	<ul style="list-style-type: none">✓ Local Market Expertise Deep knowledge of Texas markets✓ In-House Loan Servicing 12,000+ mortgages✓ Relationship-Focused Building long-term partnerships
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CONTACT

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All loans are subject to internal approval. Terms and conditions subject to change. Baron Creek Partners reserves the right to modify or discontinue any program without notice.