

Fannie Mae Small Loans

Highly flexible non-recourse financing for smaller multifamily properties with five or more units



MULTIFAMILY, SMALL BALANCE



Made to order

Features are highly flexible, allowing for a loan that is customized to your needs.



Non-recourse debt

The loan is secured by the property, so personal guarantees are not required.



Speedy origination

As the delegated underwriter, CBRE controls the loan process without the need for outside approvals.

Term	5–30 years, with fixed- and variable-rate options
Loan Amount	Up to \$9 million
Property Type	Stabilized multifamily, including affordable, senior, military, mixed-use and manufactured housing, fractured condos, and non-contiguous parcels
Purpose	Refinance or acquisition, cash-out permitted
Loan-to-Value	Up to 80%
DSCR	Minimum 1.25x (1.20x in select markets)
Amortization	Up to 30 years
Rate Lock	30- to 180-day commitments
Sponsor/Borrower	Experienced multifamily investors
Recourse	Non-recourse with standard carve-outs
Prepayment	Declining schedules and yield maintenance available
Occupancy	Minimum 90% physical occupancy
Closing Timeline	Typically 45 days

Contact Us

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