



4601 Sheridan St, Hollywood, FL 33021 • (917) 963-0181 • dan@adlercapital.us

## LOAN TERM SHEET

Reference: AC-TS-052025-AVE

Date: May 29, 2025



### BORROWER INFORMATION

Borrower:	Stoney Cox
FICO Score:	803
Citizenship:	US Citizen
Self-Employed:	No
Purchasing Entity:	Williston Capital, LLC



### PROPERTY INFORMATION

Property Address:	3723 Morton Ave, West Palm Beach, FL 33405
Property Type:	Multifamily 5+
Occupancy:	Investment Property
Rental Type:	Long Term Rental
Purchase Price:	\$1,200,000
Estimated Value:	\$1,200,000



### LOAN DETAILS

Purpose:	Purchase
Type:	Business Purpose
Program:	Investor DSCR
Term:	30 Year Fixed
Prepayment:	5 Year



### FINANCIAL TERMS

Loan Amount:	\$900,000.00
LTV Ratio:	75%
Interest Rate:	9%
Monthly Payment:	\$7,241.60



### FEES & COSTS

Origination Fee:	2.000 Points (\$18,000.00)
Service Fee:	\$2,000.00
Escrows:	Required
Compensation:	Borrower Paid



### DSCR ANALYSIS

Monthly Rent:	\$9,834	Insurance:	\$11,246
Annual Income:	\$118,008	Other Expenses:	\$0
Property Taxes:	\$12,907	Net Operating Income:	\$93,855.00

**DSCR:**

**1.080**

✓ Meets minimum DSCR requirement (Min: 1.00)



### LOAN CONDITIONS

- ✓ Complete loan application & documentation
- ✓ Property appraisal to confirm value
- ✓ Title verification & insurance
- ✓ Rental income verification
- ✓ Final underwriting approval

All conditions must be satisfied prior to loan closing

Sincerely,

**Daniel Adler**  
Founder & Managing Partner  
Adler Capital

#### Important Notice:

This term sheet is for informational purposes only and does not constitute a commitment to lend. Terms are subject to change based on market conditions, property evaluation, and final underwriting approval.