

# **Hero**

Financing Solutions For Seasoned Investors

Contact us now

## **What we do**

We help experienced developers and investors secure the right capital for the right deal. Every project is different, so we design structures around your asset, plan, and timeline.

## **Why DCM**

Personal service

Highly experienced team

Proven success with complex deals

Valuable lender network

Creative thinking that gets to yes

## **Our services**

### **Commercial Real Estate Acquisition**

We secure purchase financing through our direct relationships with lenders and banks that fund stabilized and value-add assets. Clean packaging and quick answers so you can close with confidence.

### **Ground-Up Development**

We line up construction lenders and banks we work with directly. Draws, contingencies, and interest reserves are matched to your build schedule.

### **Conversions**

We speak directly with lenders and banks that understand change-of-use risk. We address permits, phasing, and lease-up to reach firm terms.

### **Hotel Financing**

We work daily with hotel lenders and banks. We present brand, management, and market performance the way credit teams expect.

### **Nursing Home Facilities**

We have direct lines to healthcare lenders and banks. We package census, reimbursements, and operator track record to support reliable capital.

### **South America Hotel Financing**

For select projects, we coordinate with banks and capital partners active in key South American markets. We handle cross-border details to keep the deal moving.

## **Financing Approach**

### **Custom capital, not cookie-cutter**

We do not push a product. We tailor capital to fit the asset and the business plan. That can include senior debt, construction financing, bridge solutions, takeout strategies, and creative gap coverage when needed. The goal is simple, get you closed on strong terms with clear execution.

### **How we think**

Understand the deal story and risks early.

Map the capital stack to the timeline and exit.

Target lenders who already like this exact profile.

Negotiate for speed, certainty, and flexibility.

### **Contact us now**

## **Process**

### **Simple path to close**

1. Discovery  
Share your project, timeline, and goals. We give fast feedback on fit.
2. Structure  
We shape the capital plan and target the right lenders. You receive a clear path forward.
3. Process and close  
We manage diligence, negotiate terms, and keep closing on schedule.

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## About

### Who we are

DCM Financing is a commercial real estate finance partner for seasoned investors and developers. We live in the details, think creatively, and keep deals moving.

### How we work

Personal, hands-on, and transparent. You always know where your deal stands and what is next.

### Why clients stay

Very personal service  
Deep experience with complex structures  
Valuable lender network  
Direct communication and clear timelines

And on top of that, they stay for the results we deliver on every single deal.

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# Resources and FAQs

## FAQs

### **What types of projects do you finance**

Acquisitions, ground-up development, conversions, hotels, nursing homes, and select South America hotel projects.

### **Do you only work with large deals**

We focus on experienced sponsors and solid business plans. Share the basics and we will confirm fit quickly.

### **Do you offer a fixed set of loan products**

No. We design capital around the asset and plan. That can include different structures based on the scenario.

### **How fast can we move**

It depends on readiness and lender match. Clean packages and quick responses shorten timelines.

### **What documents will you ask for**

Typically a project summary, sources and uses, pro forma, recent financials, rent roll if applicable, sponsor resume, and schedule of real estate owned.

### **Can you help if a deal is complex or has hair on it**

Yes. This is where we do our best work. We address the risk directly, then frame a solution that makes sense.

### **Do you work nationwide**

Yes for the listed asset types, with select hotel projects in South America.

### **How do we start**

Send a short summary and book a quick call. We will tell you exactly what is needed next.

# Contact

## Let's talk

Tell us about your deal and timeline. We will respond quickly with next steps.

### **Form fields**

Name

**Company**

**Email**

**Phone**

**Project location**

**Asset type**

**Short deal summary**

**You can also reach us by phone or email if you prefer.**

**Contact us now**