



# ADAMS MORTGAGE CAPITAL

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## **Adams Mortgage Capital/S&T Bank Loan Highlights**

### **About S&T Bank**

- ❖ S&T Bank is expanding to Upstate New York based on the similarities between Western Pennsylvania and Upstate New York
- ❖ Bank Size: \$4.4 billion
- ❖ Maximum Loans to One Borrower: \$55 million
- ❖ Typical Annual Fundings of Real Estate Loans: \$500 million to \$700 million
- ❖ Strong Bank: Rated one of the top Safe Havens for Deposits in 2008
- ❖ Operates like “Old Banking Days”
- ❖ Key leadership is young and responsive
- ❖ Committee meets every Tuesday

### **General Loan Parameters**

- ❖ Property Types: Will consider all property types, including Oil & Gas Loans. No Special Purpose Real Estate considered.
- ❖ Loan Sizes: \$500,000 to \$20,000,000. Loans over \$10,000,000 in today's marketplace will be participated with other lenders
- ❖ Flexible Prepayment Penalties: Declining Balance or No PPP
- ❖ Guarantee: Full Recourse. Flexible. Possible no Joint & Several.
- ❖ Pricing Index: For example, today Construction and Permanent Mortgage Loans can either float at 250 basis points over the 30-Day LIBOR, float at Prime or provide fixed rate loans at 250 basis points over the Pittsburgh FHLB
- ❖ Amortization: Interest Only during Construction Term and then 25-Year Amortization on Multi-family and 20-Year Amortization on all other Product Type
- ❖ Flexible Preleasing Requirements