



K2 Commercial Finance Offering Commercial Financing Options for Self Storage Properties

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New Britain, Pennsylvania ? November 4, 2015 ? As the popularity of self storage properties continues to escalate among commercial real estate investors, K2 Commercial Finance, an expert in facilitating commercial financing solutions for both small businesses and investors, announced a variety of commercial financing options available for those seeking self storage property loans.

According to Ken Kaplan, president of the firm, K2 Commercial Finance?s menu of self storage property financing options are designed to help borrowers secure loans easier and faster than ever before. Furthermore, many of the lenders K2 Commercial Finance works with in their network have special loans already in place designed to quickly help self storage investors meet their commercial financing needs.

?We work closely with our clients to help them create the best possible loan package when it comes to purchasing or refinancing a self storage property,? said Kaplan.

When aiding their clients in securing self storage property loans, K2 Commercial Finance utilizes a fast and accurate underwriting process to ensure clients they obtain the loan that is best suited for their financial

needs. During this process, the company considers the surrounding market and location of the self storage property. Kaplan explained that such market and location factors are examined as neighborhood safety, the residential density of the area and the amount of community services available such as police and fire. The company scrutinizes properties located in economically depressed areas and in seasonal or resort areas.

In addition to location and market, K2 Commercial Finance also examines the conditions and characteristics of the property. These considerations include such factors as the ease of entry and egress by tenants accessing the property including 18-wheel tractor trailers. The property should also have adequate traffic exposure. Kaplan advised that it is difficult for buildings of low quality construction or poor insulation to obtain financing.

Kaplan said he has seen an increase in the number of investors and small business owners seeking self storage property loans over the past few years. During the recession, self storage properties become a hot commodity as many Americans were forced to downsize and place their extra belongings into storage. Not only have these properties proven recession proof, but Kaplan said they have continued to show incredible resiliency as the economy improves.

Self storage properties are a great outlet for small business owners looking to venture into a business that is enjoying steady growth nationwide," added Kaplan. "More importantly, owners enjoy how managing self storage properties are not as labor intensive when compared to other types of commercial properties like multifamily."

Based in New Britain, Pennsylvania, K2 Commercial Finance is a commercial mortgage brokerage company specializing in providing commercial loan solutions for small businesses and property owners. Not only does the firm offer no upfront costs, but they are only paid upon completion of a successful loan. K2 Commercial Finance is dedicated to serving commercial property borrowers seeking commercial financing from \$50,000 to \$5,000,000. Those interested in learning more can visit their website at www.k2cfinance.com.

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