

YOUR TRUSTED HARD MONEY EXPERTS

DSCR LOAN PROGRAMS

1 to 25 Units: Debt Ratio 1/1, No Leases Ok, Most Be Rentable Conditions
Minimal Credit Scores: 600
Loan Rates: 6-8.5%
Rate & Term: Purchase/ Refi, Up to 85% LTV, Up to \$25M
Cash Out: Refi, Up to 75% LTV
Term: 30 Years, Amortized or I/O
Pre Paid Penalties: Yes / Options, 1 Year 1 Point Reduce each Year / Buy Down PPP or Eliminate PPP
Appraisal Report: Yes, Yes
Partnership Agreement: Yes, Yes
Portfolio Loan Package Available: Yes, Yes
Personal Tax Returns: No, No
Personal W2s or W9s: No, No
Under an Entity, LLC Inc, Corp, LLP: Yes, Yes, No Trust Allowed
Lenders Point: 1.50%
Broker Point: 1.5-2.5%
Credit Report Fee: \$45.00
Underwriting Fee: \$895.00

BRIDGE LOAN PROGRAMS

Commercial Warehouse: Up to 75% LTV, Up to, \$50M
Mini Warehouse: Up to 75% LTV
Office Building: Up to 75% LTV
Medical Building: Up to 75% LTV
Shopping Center: Up to 75% LTV
Industrial: Up to 75% LTV
Minimal Credit Scores: 600
Loan Rate: 9-11%
Pre Paid Penalties: No
Appraisal Report: Yes
Partnership Agreement: Yes
Personal Tax Returns: No
W2s or W9s: No
Under an Entity, LLC, Inc, Corp, LLP: Yes, No Trust Allowed
Lenders Points: 1.50%
Broker Points: 1.5 - 2.5%
Credit Report Fee: \$45.00
Underwriting Fee: \$1,250.00
Advance Fee: No, \$0.00
REI Loan Application: Yes
REI Loan Agreement: Yes, Online Website / Mobile / Over the Phone / In Person

HARD MONEY LOANS ONLY IN FLORIDA

Loan To Value: Up to 75%, Up to, \$25M
Single Family Homes: (No value given in image)
Town House: (No value given in image)
New Development: Ok, With Minor Infrastructure
All Types of Commercial Buildings: (No value given in image)
Appraisal Report: No
Credit Required: No
Loan Rates: 10-15%
Pre Paid Penalties: 3-6 Months
Lenders Fees: 3-5%
Under an LLC, Inc, Corp, LLP: Yes
Underwriting Fee: \$895.00
Legal Fees: \$1,500.00
Legal Advance Fees: \$500.00, Yes
REI Loan Application: 0, Yes
REI Loan Agreement: Yes, Mobile / Over the Phone / In Person

VACANT LAND LOAN PROGRAMS

Vacant Land Non Rural: Up to 50% LTV, Up to, \$15M
Minimal Credit Score: 600
Loan Rate: 10-15%
Pre Paid Penalties: No
Appraisal Report: Yes
Partnership Agreement: Yes
Personal Tax Returns: No
W2s or W9s: No
Under an Entity, LLC, Inc, Corp, LLP: Yes, No Trust Allowed
Lenders Point: 2-3%
Brokers Points: 1.5-2.5%
Credit Report Fee: \$45.00
Underwriting Fee: \$895.00
Advance Fee: \$0.00, No
REI Loan Application: Yes
REI Loan Agreement: Yes, Online Website / Mobile / Over the Phone / In Person

FIX & FLIP LOAN PROGRAMS

1 to 4 Units: Up to 100% LTV, 100% Rehab, Up to, \$10M
1-4 Units: Up to 85% LTV, 100% Rehab
Reserves Yes / 20% of Gross Cost Plus Rehab
Number of Draws: Up to 5
Experience 5 Deals in 3 Year on the 100/100 Program
Minimal Credit Scores: 600
Loan Rates: 9-11%
Pre Paid Penalties: No
Appraisal Report: Yes
Partnership Agreement: Yes
Personal Tax Returns: No
Personal W2s or W9s: No
Under an Entity, LLC, Inc, Corp, LLP: Yes, No Trust Allowed
Lender Points: 1.50%
Broker Points: 1.5 - 2.5%
Credit Report Fee: \$45.00
Underwriting Fee: \$895.00
Advance Fee: No, \$0.00
REI Loan Application: Yes, Online / Mobile / Over the Phone / In Person
REI Loan Agreement: No, Online Website / Mobile / Over the Phone / In Person

FOREIGN NATIONAL LOAN PROGRAMS

Loan to Value: 75%, Up to, \$15M
Loan Rates: 6-7.5%, Fixed for 30 Years
Appraisal Report: Yes
Investment Approved: Yes
US Visa Required: No
US Credit Required: No
US Entity: LLC, Inc or Corp, Yes, No Trusted Allowed
US Tax EFIN#: Yes
Capital In US Bank: Yes, 30 Days before Funding
Personal Financial Statements: No
US Immigration Visa Support: Yes, B-1 B-2 F-1 H-1B LI
US Immigration Legal: Yes
US CPA Support: Yes
US Property Management: Yes
US Property Portfolio Support: Yes
REI Loan Application: Yes, Mobile / Over the Phone / In Person
REI Loan Agreement: No

SPECIALTY FINANCING LOAN PROGRAMS

Aircraft Loan Programs: Up to, \$25M
Vessel Loan Programs: (No value given in image)
Appraisal Report: Yes
Credit Required: Yes
Lenders Fees: 3-5%
Underwriting Fee: \$2,500.00
Legal Fees: \$1,500.00
Legal Advance Fees: \$500.00, Yes
REI Loan Application: Yes
REI Loan Agreement: Yes, Mobile / Over the Phone / In Person

PORTFOLIO COMMERCIAL LOANS

Loans Amounts: \$1M to \$50K
Cross Collateralization: Yes
Pledge Assets: Yes
Foreclosure Bailout: Yes
Low FiCO Scores: Yes
Low Liquidity Poor Cash Flows: Yes
Loan Type Case By Caseon

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Se Habla Español
we speak spanish too

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We Will Bring The Capital