

\$UCCESS HIGHLIGHT

FUNDED 1,230,000 **'Soft Money' Closing**

Property Info: This is a 24,000 square foot Medical Office Building strategically located with over 150,000 daily traffic count. The property is 72% occupied with the major tenants in place for over 20 years. It is only one mile from NE Baptist Hospital and 2 miles from Int'l Airport and three and a half miles from Military Medical Center.

Challenges: Clients were Foreign Nationals. The lease for a major tenant had expired and they were paying month to month. This tenant had recently sold their business and the new ownership group was unwilling to sign-off on a new lease until they had time to fully assess the location. The potential loss of this lease income created significant uncertainty and affected the ability to show future debt service.

LTV/LTC: 60% of the purchase price with seller carryback allowed as 2nd Lien.

Term: 2-year note with extension options.

Rate: 8.49%



FundingEdge assists with financing solutions for Commercial Real Estate, A - D credit borrowers.

Programs include Private Money, Bridge Loans, Conventional & Soft Money.

- Premium - Multifamily & Mixed Use
- Small Balance
- Soft - Private Money
- Private Money
- Conventional (Including SBA for 51% biz owner occupied)



Assisting with Good,
Bad, Ugly & Fugly
Situations!



We have MOVED!

**Located in the SouthBound Plaza*

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