

FundingEdge & Power2Fund

Creative EDGE in Commercial Real Estate Finance



PROGRAMS INFO



A - D Credit Solutions **Good, Bad & Ugly Situations**



FLEX Lite Doc / SOFT MONEY

- o \$250k - \$5m
- o Nationwide (program varies by state)
- o Income producing properties
- o Business Owner Occupied
- o 80% max LTV
- o 90% max CLTV w/ seller carryback

Land & Ranches - TX ONLY

- o \$300k - \$5m
- o Land & Ranches in **Texas** *no homesteads
- o Developments
- o Construction
- o Acquisition/Rehab Projects

Private - Soft Money

- o \$250k - \$1m
- o Nationwide (program varies by state)
- o Income producing properties
- o Business Owner Occupied
- o 65% max LTV
- o 90% max CLTV w/ seller carryback

Foreign Nationals

- o \$250k - \$1m – Private Soft Money
- o \$300k - \$5m – FLEX Lite Doc & Soft Money
- o Commercial Properties & Land
- o 60% Max LTV & 50% Max LTV on Land.
- o 90% Max CLTV w/ seller carryback

Private Money - Bridge Loans

- o \$300k - \$10m
- o Nationwide (program varies by state)
- o Commercial Properties
- o No Minimum Fico Score
- o Foreclosures, BK's & Discounted Notes.

Commercial Property Types

Multifamily 5+ Units, 1 - 4 Unit Investment (SFR, Duplex, Triplex, Condo), Mixed-Use, Retail, Office, Warehouse, Light Industrial, Automotive, Strip Mall, Restaurant/Bar, Child Day Care, Commercial Condo, MHP, RV Park, Golf Course, Special Use. *Land in TX.

Call or email for assistance.

Phone: **(210) 249-2111**

Email: loans@fundingedge.com

