

\$uccess Highlight

F U N D E D

Program: Private Money – Bridge Loan

Location: Texas

Purpose: Refinance

Use of Funds: IRS Taxes

Property: Commercial Building, Rental House, & Land

Rate & Term: 14% Rate, Interest Only for 36 Months

LTV (Loan to Value): 60% of the combined 'As Is' Values

Situation: Client needed funds to pay off IRS due to an IRS audit. We strategized with the client and assisted with a refinance of three properties. With the Funding in place our client was able to settle a \$150k IRS debt, build in an interest reserve, and improvements to an additional rental property. Exit strategy is to sell off one or two of the investment properties.



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