

FundingEdge & Power2Fund

Creative EDGE in Commercial Real Estate Finance

PROGRAMS INFO



Commercial Real Estate Finance

Good, Bad & Ugly Situations

A - D Credit *BK's & Foreclosure Bailouts

Commercial Prop. Loan

- o \$500K - \$10m
- o Bank Statements Often Ok for Debt Servicing
- o Up to 80% LTV of 'As Is' Value
- o Competitive Rates

Private Money I

- o \$500k - \$25m
- o Most Commercial Property Types
- o No Minimum Fico Score Requirements
- o Foreclosures, BK's & Discounted Notes

Soft Money

- o \$250k / \$500k - \$15m
- o Bank Statements Often Ok for Debt Servicing
- o up to 80% LTV
- o Competitive Rates & Terms

Private Money II

- o \$1m - \$50m
- o Most Commercial Real Estate Types
- o Acquisition, Refi, Value-add, default note purchase, and time sensitive transactions

Conventional

- o \$500k - \$15m+
- o Refinance, Cash-Out & Acquisition
- o Up to 75% - 80% LTV of 'As Is' Value
- o Competitive Rates

Private Money - LAND

- o \$500k - \$15m *\$250k min in TX
- o up to 50% LTV 'As Is' Value in TX
- o up to 40% LTV 'As Is' Value - Outside of TX
- o Developments based on ARV considered case by case

Commercial Property Types

Mix-Use, Retail, Office, Strip Mall, Apartment, Multifamily 5+ Units, Light Industrial, Heavy Industrial, Warehouse, Motel / Hotel, Restaurant, Bar, Nightclub, Day Care, Assisted Living, Self Storage, Automotive, Gas Station, Convenience Store, Car Wash, Mobile Home Park, Medical Cntr, Canna Use, Special Use, etc.

CannaProps

- o \$500k - \$25m
- o Private Hard Money
- o Soft Money Options in some cases

Contact us for more info or to discuss a scenario.

Phone: (210) 249-2111 or (830) 331-4030

Email newapps@power2fund.com



**Brokers Protected*

Updated 6.19