



## \$uccess Highlight

Property Type: Two Ranches 167 Acres & 70 Acres

Program: Private 'Soft' Money.

LTV: 50% of the 'As Is' Value.

Terms: 9.25% Rate, 20 Year Note & Amortization.

Use of Funds: Expand cattle operation.

Issues: Rural property, low county population count, minimal property improvements, and documentation on income was difficult to obtain.



## Sweet Spot for Commercial Real Estate

### Soft Money

- \$250k - \$2.5mm
- Acquisition & Refinance
- 5 - 30 Year Terms
- Commercial Real Estate

### Private Money

- \$250k - \$5mm
- Acquisition & Refinance
- BK's, Foreclosure Avoidance, Workouts, etc.
- 1 - 5 Year Terms

## PROPERTY TYPES

- Multifamily (5+ Units)
- Industrial / Light Industrial / Warehouse
- Retail / Office
- Restaurants
- Self-Storage
- Automotive
- Mobile Home Parks / Campgrounds
- Land Development / Construction
- Mix-Use
- Daycare / Pre-School / School
- Land / Ranches / Farms
- Hospitality - Hotel / Motel
- Assisted Living Facilities / Nursing
- Canna Use / Hemp Props
- Gas Station / Convenience Stores
- Special Use, Etc.

