



**FundingEdge & Power2Fund**  
Commercial Real Estate & Biz' Finance Solutions

## Securing Commercial Real Estate Assets

### NEW PROGRAM ALERT!

#### SOFT MONEY / SMALL BALANCE COMMERCIAL

*Properties are typically multi-tenanted and located in strong major markets, good quality mobile home parks, industrial, office, warehouse, self-storage, multifamily, student housing, mix-use, industrial and retail assets.*



Creative underwriting to get deals done that Tier 1 Banks & Agency lenders typically pass on due to loan modifications, foreclosures, short sales, BKs, low fico scores, tax liens.

- Properties located in a metropolitan area with growing population of at least 250k.
- Loan amounts from \$500k to \$25mm
- 3, 5, 7, and 10 year fixed rate periods, 10 - 30 year term, 25 - 30 year amortization
- Cash out available for refinancing loans
- Flexible Credit Parameter
- Repositioned, rehabilitated, and stabilized multifamily dwellings
- Loan-to-value 'LTV' ratio up to 65% (combined LTV 'CLTV' up to 80%)
- Non-Resident Alien Program up to 50% LTV
- 5.25% - 7.99% for those that qualify

Accepting A - D Scores (Good, Bad, Ugly or Fugly), we can help!

[About](#) • [Commercial Loans](#)

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