

# FundingEdge & Power2Fund

Commercial Real Estate & Business Finance

## PROGRAMS INFO



- Commercial Real Estate & Business Finance
- A - D Credit
- Good, Bad & Ugly Situations (BK's / Foreclosures)

### (un)Conventional Bank Statement

- \$250K - \$1M
- No Tax Returns or 4506-T
- Owner Occupied Commercial Property
- Up to 70% LTV
- 6% - 9%, Up to 30 Year Amortization
- Minimum Credit Score of 660

### Conventional 'Small Balance' Loans

- \$100k - \$1M+
- Refinance, Cash-Out & Acquisition
- Most Property Types Considered
- Up to 70% & 75% LTV
- 5, 7 & 10 YR Terms & Up to 25 YR AM
- Minimum Credit Score of 650

### Low Doc / Soft Money

- \$100k - \$2.5M
- Nationwide (program varies by state)
- Income producing properties
- Up to 75% LTV
- Terms Vary
- Sweet Spot Program

### Private Money - Commercial Real Estate

- \$100k - \$12M+
- Nationwide (program varies by state)
- Most Property Types Considered
- No Minimum Fico Score Requirements
- Foreclosures, BK's & Discounted Notes
- Sweet Spot (\$100k - \$2M & \$500k - \$10M)

### Business Financing

- Invoice Factoring
- Accounts Receivable Financing
- Equipment Leasing & Leasebacks (\$10k - \$250k)

### Land (Raw Land, Developments, Ranches/ AG)

- \$200k - \$5m & \$500k - \$12m+
- Texas & Nationwide (program varies by state)
- Rural Areas Considered
- Private Money Available

### Oil & Gas Royalty Finance

- Oil & Gas Royalty Loans (\$15k - no limit)
- Oil & Gas Purchases up to \$100m

### Foreign Nationals

- \$100k - \$2m & Developments up to \$12m
- Commercial Properties & Land
- Soft Money & Private Money Available

### Churches

- \$200k - \$5m+
- Nationwide
- Soft Money, Private Money & Full Doc
- Church, Schools & Daycare Properties

**Let's work together to get deals done!**

Feel free to contact us with any questions or to discuss a scenario  
(210) 249-2111 & (830) 331-4030,  
or email [newapps@power2fund.com](mailto:newapps@power2fund.com)

**Full Doc & SBA**

**Up to 75% - 90%  
LTV/LTC**

**Competitive Rates**

**FundingEdge & Power2Fund Team**