

FundingEdge & Power2Fund

Creative EDGE in Commercial Real Estate Finance

PROGRAMS INFO



A - D Credit Solutions Good, Bad & Ugly Situations

Soft Money / SMALL BALANCE

- o \$500k - \$25mm
- o Nationwide (program varies by state)
- o Income producing properties
- o Up to 75% LTV
- o Up to 80% CLTV
- o 250k + Population

Land

- o \$500k - \$50mm *will consider low for solid deals
- o Texas & Nationwide (program varies by state)
- o Private Money Available
- o Up to 40% LTV on Land outside of TX
- o Up to 50% LTV on land in Texas

Private - Soft Money

- o \$250k - \$2.5mm / \$5mm
- o Nationwide (program varies by state)
- o Income producing properties
- o Up to 60% - 70% LTV
- o 80% - 85% CLTV

Foreign Nationals

- o \$250k - \$2mm – Private Soft Money
- o \$500k - \$25mm – Soft Money / Small Balance
- o Commercial Properties & Land
- o 50% - 60% LTV
- o Up to 80% CLTV

Private Money - Bridge Loans

- o \$500k - \$50M *will consider low for solid deals
- o Nationwide (program varies by state)
- o Commercial Properties
- o No Minimum Fico Score Requirements
- o Foreclosures, BK's & Discounted Notes
- o Up to 55% of ARV in Texas (case by case)

PREMIUM - Multifamily & Mixed Use

- o \$1mm - \$15mm
- o Nationwide (program varies by state)
- o Multifamily 5+ units & Mixed Use
- o Up to 75% - 85% LTV / LTC
- o 250k + Population, Stabilized Properties, Potential for non-recourse, strong and experienced borrowers/sponsors.

FundingEdge & Power2Fund Team

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

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SBA & USDA Products Available

Commercial Property Types

- o Retail, Office, Warehouse, Day Care, Car Wash, Industrial (Light & Heavy), Multifamily 5+ Units, Mix-Use, Hospitality (Flagged & Non-Flagged), Restaurants, Self-Storage, Mobile Home Parks, RV Parks, Automotive, Assisted Living, Industrial, Bars, Gas Stations, C-Stores, Cannabis Use Props, Special Use, Land, Developments, Industrial, ETC.