

# FundingEdge & Power2Fund

Creative EDGE in Commercial Real Estate Finance

## PROGRAMS INFO



- **A - D Credit Solutions**
- **Good, Bad & Ugly Situations**

### Soft Money / SMALL BALANCE

- \$500k - \$25mm
- Nationwide (program varies by state)
- Income producing properties
- Up to 65% LTV
- Up to 80% CLTV
- 250k + Population

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

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

### Private Soft Money - Low Doc

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

### Foreign Nationals - Passport or other ID

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

### Private Money - Commercial Real Estate

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

### Commercial Property Types

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

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

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Or email [newapps@power2fund.com](mailto:newapps@power2fund.com)**



**FundingEdge & Power2Fund Team**

**Teamwork makes the DREAM work!**