

FundingEdge & Power2Fund

Creative EDGE in Commercial Real Estate Finance

Prayerfully you and your family are safe and healthy.

Thank you for being a part of our success & look forward to working with you in 2021!



PROGRAMS INFO



A - D Credit Solutions Good, Bad & Ugly Situations

Soft Money / SMALL BALANCE

- \$300k - \$15mm
- Nationwide (program varies by state)
- Income producing properties
- Up to 75% LTV
- Up to 80% - 84% CLTV

Land

- \$300k - \$5mm & (\$1mm - \$50mm)
- Nationwide (program varies by state)
- Up to 40% LTV on Land outside of TX
- Up to 50% LTV on land in Texas
- Developments & Construction

Private - Soft Money

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

Foreign Nationals

- \$250k - \$2mm – Private Soft Money
- \$500k - \$15mm – Soft Money / Small Balance
- Commercial Properties & Land
- 50% - 60% LTV
- Up to 80% CLTV

Private Money - Bridge Loans

- \$300k - \$5mm & (\$1mm - \$50mm)
- Nationwide (program varies by state)
- Commercial Properties
- No Minimum Fico Score Requirements
- Foreclosures, BK's & Discounted Notes

PREMIUM - Multifamily & Mixed Use

- \$1mm - \$15mm
- Nationwide (program varies by state)
- Multifamily 5+ units & Mixed Use
- Up to 75% - 85% LTV / LTC
- 250k + Population

FundingEdge & Power2Fund Team

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Commercial Property Types

- ✓ Retail, Office, Multifamily, Mixed-Use, Special Use, Medical Offices, Warehouse, Self-Storage, Industrial, Mobile Home Park, RV Park, Automotive, Car Wash, Hospitality, Restaurants, Cannabis, Assisted Living, Day Care, Gas Station, C-Store, Nursing Homes, Land, Developments, Construction, Etc.

Conventional, SBA & USDA Products Available