



?We buy leases.....Need a Partnership.



Underwriting: Maximum LTV is 75% for Multi Family / 65% LTV General Purpose Residential

LOANS HARD MONEY 90
Bridge Loans and More R.
(973)33Capital Equipment
<https://www.gelclassifieds.com/x-7-7-15525-z>

Secondary Financing Allowed to 80 CLTV!

Closing: 30 Day, Fast close with streamlined processing, minimal documentation and paperwork.

Territory: Nationwide. All markets and locations considered, except rural.

Rates: Competitive Rates determined deal-by-deal, based on loan amount, credit profile.

We do not lend on raw land, vacant properties, rehabs or construction projects.

A PERFECT alternative to bank's rigid lending guidelines and excellent fit for the self-employed borrower or those with slightly less than optimal credit scores;

MINIMUM 650 MID FICO SCORE

We also provide VALUE ADDED - ASSET BASED TRANSITIONAL BRIDGE FINANCING AND LAND LAND LAND LOANS

CALL SEND US YOUR LOAN SCENARIO FOR A QUICK ANSWER..OTHER PROGRAMS AVAILABLE FOR TAINTED CREDIT..EQUITY BASED

? Program for Scores as Low as 500 Mid Score

More of a FULL DOC PRODUCT.....

BENEFIT SAMPLE: Purchase price 405k After 20% Down rehab dollars rolled in the not to a . Final loan amount funded 464k..Three draws on escrowed funds Prior to rehab value \$800k

Several matrix tiers to select from.....with good comps small community SFR properties

? Flix and flip 6-12 months *80% of Appraised Value (AS IS)

* 90% of Purchase Price

* 75% of After Repair Value.(ARV)

? Borrower must be seasoned.for the better ates.. Beginner Rehabber program is Available!!!!!!!. SFR 1-4

? SUBDIVISION Development Funds

?Hotel Development funds Quick Private Hard Money to SBA and the traditional CMBS loans

Flag project only.

Recent Fundings:

1500 Acres.. Over a Million Dollars of Equity Cashed Out.Texas./ Single Family Purchase 435k/.Single Family Cash Out \$440k Colorado/...Small Hobby Ranch Cash Out \$217k, Texas /Mineral Lease Purchase with active Oil and Gas Wells.Texas / 4 Bay Garage Cash Out Slidell LA. ApprovedPurchase 78 Room Flag Hotel San Antonio Texas/ 10k Rehaber Single Family /Vacation Beach House South Carolina 600k Refi to lower rate was at 14%

....."Serving the Southwest and More Since 1989".....Call The Experts

Call Today Two One Four.. Four Nine Zero ...Seven Five Seven Zero..... Fast answers.

www.FinancialOneCapital.com....www.FinancialOneMortgage.com

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