

973397339733(7.99)TRUE NO DOC STATED INCOME LOANS 75,000 (2 USD)



Location **Louisiana**
<https://www.genclassifieds.com/x-567629-z>

???(7.99)*TRUE NO DOC / STATED INCOME LOANS \$75,000 - \$2M (NOLA)

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NO DOCUMENTATION / STATED INCOME LOANS
COMMERCIAL REAL ESTATE FINANCING: \$100,000 - \$2,000,000! STARTING AT 6.99%

NON-BANK LENDER, Providing flexible, fast, favorable fixed rate loans for almost all income producing commercial real estate property types. Simple process: Application, Credit Report + Property Appraisal, SURVEY, TITLE COMMITMENT = FUNDING! Conditional Approval in 24 hours! \$ CALL TODAY

Multi-Family, Mixed-Use Commercial, Office, Medical Office, Retail, Strip Centers, Warehouse, Self-Storage Facilities, Automotive Services and all General-Purpose, Commercial Real Estate. 1-4 unit Non-Owner Occupied, Condo's / single family eligible.

Loan sizes: \$100,000 -- \$5,000,000 Million Dollars!!!!
Loan Types: Purchase, Refinance, Un-limited and Un-restricted CASH OUT
Minimum Credit Required: 650 Fico Score
Loan Term: 30 Year Fully Amortizing Loan, fixed for initial 5 years. (No Balloon or Maturity)

Underwriting: Maximum LTV is 75% for Multi Family / 65% LTV General Purpose RE
Secondary Financing Allowed up to 30% LTV!
Closing Costs: Borrower to close. All other closing costs are shared. Minimum 30% down payment and 12% cash to close.
Territory: Louisiana. All markets and locations are accepted, except for the following:
Rates: Competitive Rates. Rates are 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 rigid lending guidelines and excellent fit for the self-employed borrower or those with slightly less than optimal credit scores.

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NO PERSONAL DEBT SERVICE COVERAGE REQUIREMENTS
NO INCOME VERIFIED
NO ASSETS VERIFIED (for purchase will verify down payment)
NO W2s
NO PAY STUBS
NO YTD PROFIT & LOSS
NO 12-24 MONTHS BUSINESS BANK STATEMENTS
NO 4506
NO BALLOON PAYMENT
NO MAXIMUM NUMBER OF PROPERTIES OWNED
NO EMPLOYMENT VERIFICATION
OK FOR SALARIED/W2'D BORROWER

*MINIMUM 650 MID FICO SCORE CASE BY CASE.

OTHER PROGRAMS available for those with lower marginal scores We are asset driven.....

We also provide VALUE ADDED - ASSET BASED TRANSITIONAL BRIDGE LOANS!

Financial One CapitalServing the Southwest since 1989

TWO ONE FOUR..FOUR NINE ZERO...SEVEN FIVE SEVEN