

# 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)

NO DOC / STATED INCOME LOANS \$75,000 - \$2M HARD MONEY  
 NO DOCUMENTATION / STATED INCOME LOANS  
 COMMERCIAL REAL ESTATE FINANCING: \$100,000 - \$2,000,000! STARTING AT 6.99%









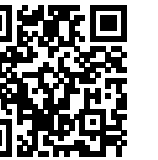

NON-BANK LENDER, Providing flexible, fast, favorable fixed rate loans for almost all income producing commercial real estate property types. Simple process:  
 Application, Credit Report + Property Appraisal, SURVEY, TITLE COMMITMENT = FUNDING! Conditional Approval in 24 hours! \$\$\$\$\$\$\$\$\$\$\$\$\$\$\$\$\$\$ 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  
 Second Lien Allowed. Minimum 20% Down Payment  
 Closing Costs: Borrower to close. Lender to pay minimal fees. Minimum 1% origination and 1% broker fee.  
 Territory: Not limited. All markets and locations considered, except for the following:  
 States: (Not limited) States may be excluded by lender based on loan type and credit profile.  
 We do not lend on raw land, vacant properties, rehabs or construction projects.

A PERFECT alternative to bank or 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 Capital ....Serving the Southwest since 1989

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