

Freedom Capital LLC

Specializing in Commercial Real Estate

2010 can be YOUR BEST Year with COMMERCIAL Lending

2.5% Own.Occ. COMMISSIONS – 1.5% Non-Own.Occ. BROKER Fee

EXPANDED Loan Amounts - \$50,000 Minimum to \$6,000,000 Maximum

RECENT Broker COMMISSIONS:

- \$36,000 on Self-Storage Refinance (Bank wanted "out")
- \$33,500 for Shopping Center Refinance (Failing Bank)
- \$11,300 on Office/Warehouse Refi. with Rehab./Const.
- \$7,900 on Medical Office (SFR Conversion) Refinance (Bank Called)
- \$3,300 on Animal Clinic/Kennels Refinance (Limited Cash-Out)
- \$2,500 on SBA-504b Office Purchase (Bank-Owned Property)

FASTEST Bank-Backed CLOSINGS Possible:

- 9 Days (Calendar) for a Bank-Held Office Condo Purchase
- 17 Days for a Specialty Retail that "unraveled" elsewhere
- 27 Days for a Bank-Called (Failing Bank) Office Refinance
- 32 Days for a \$2,200,000+ Loan on a Failed Bank Refi. (Discounted)

* 2.5% Owner-Occupied Broker Commission
* 1.5% Investor-Held (NOO) Broker Fee
* 49 States for Own.Occ. Properties
* 38 States for Investor-Held (N.O.O.)
* \$50,000 Minimum Loan Amount
* \$2,500,000 - \$6,000,000 Max. Loan
* 15 to 30 Day Closings Possible (<u>not</u> SBA)
* 5.0% (and UP) Floating Interest Rates
* 5.50% (and UP) Fixed Interest Rates
* 660 Minimum Experian FICO
* CONSTRUCTION (Comm. O.O. ONLY)
* FULL DOC ONLY

1.	ALL Offices – Condo/Medical/Buildings
2.	Light Industrial – Assembly – Office/Warehouse
3.	Multi-Store Retail Center/Strip-Mall
4.	Heavy Industrial – Factory – Manufacturing
5.	Specialty or Stand-Alone Retail Store
6.	Grocery or Convenience Store (NO Gas Pumps)
7.	Car/Truck/Motorcycle Service Shop (NO Dealers)
8.	Funeral Homes (NO Cemeteries)
9.	Salons – Day Spas – Barber Shops
10.	Restaurants (NO 'Bar-Only' – MUST Serve Food)
11.	Charter Schools – Day Care Centers
12.	Oil/Lube Centers (Floor Pits) -OR- Metal Buildings
13.	SFR Conversion (Commercial Use ONLY)
14.	Mixed-Use (Commercial with Residential Units)
15.	Laundromat or Dry Cleaner
16.	Assisted Living Center (38 States ONLY)
17.	Self-Storage Facility (38 States ONLY)

SOME IMPORTANT "LINKS" for YOU:

- CURRENT Rate Sheet and Guidelines – [Rate Sheet](#)
- "Broker-ONLY" Website Access – [Brokers Click HERE](#)

Freedom Capital, LLC

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(NO Houses or Multi-Family, NO Land Deals, NO Churches)