

Freedom Capital LLC

Specializing in Commercial Real Estate

Here's the **DEALS** that ARE Indeed **Getting CLOSED**

Bank-FORCED Refinance Deals

- **YOU are the HERO** when "dumping Bank" takes a **DISCOUNT** on Pay-Off
- Owner-Occupied (O.O.) Multi/Special-Use Properties in 39 States
- Investor-Held (Non-Owner Occupied) Properties in 34 States
- 90% (O.O. SBA) to 55% LTV on Commercial Properties
- 15 to 30 Day Closings Possible

PURCHASE Deals for Owner-Occupied/Operated (Own.Occ.)

- Multi-Use (Offices/Warehouses/Most Retail) Purchases to **90% LTV** with SBA
- Special/Single-Use (#4 to #17 on Rate Sheet) to **85% LTV** with SBA
- New Construction or Major Expansion to **80% LTC** with SBA
- Available in 44 States

INVESTOR-Held Purchases AND Refinancing Deals

- LTV from 65% to 55% based on Property Type (Line #1 to #17 on Rate Sheet)
- Available in 34 States ONLY – see Rate Sheet for Full List
- **FAST Closings in 15 to 30 Days**

* 2.5% Own.Occ. Bank-Paid Broker Fee
* 1.5% N.O.O./Const. Paid Broker Fee
* 39 States for Own.Occ. Properties
* 34 States for Investor-Held (NOO)
* \$50,000 Minimum Loan Amount
* \$3,000,000 - \$10,000,000 Max. Loan
* 15 to 30 Day Closings Possible (not SBA)
* 5.0% (and UP) Floating Interest Rates
* 5.25% (and UP) Fixed Interest Rates
* 675 Minimum Experian FICO
* CONSTRUCTION (Commercial ONLY)
* FULL DOC ONLY

1.	ALL Offices – Condo/Medical/Buildings
2.	Light Industrial – Assembly – Office/Warehouse
3.	Retail Center/Strip-Mall – Stand-Alone Retail
4.	Heavy Industrial – Factory – Manufacturing
5.	Charter Schools - Day-Care Centers
6.	Car/Truck/Motorcycle Dealerships (NO Boats)
7.	Car/Truck/Motorcycle Service Shops
8.	Funeral Homes (NO Cemeteries)
9.	Salons – Day Spas – Barber Shops
10.	Retail Dry Cleaner- Laundromat – Conv. Store
11.	Restaurants/Bars (Newer or Newly Renovated)
12.	Collision Centers - Lube Centers (with Floor Pits)
13.	Converted S.F.R. (Commercial Use ONLY)
14.	ANY and ALL Metal Buildings – Bowling Alleys
15.	Mixed-Use (Commercial/Retail with Residential)
16.	Assisted Living Centers (34 States ONLY)
17.	Self-Storage Facility (34 States ONLY)

SOME IMPORTANT "LINKS" for YOU:

- CURRENT Rate Sheet and Guidelines – [Rate Sheet](#)
- "Broker-ONLY" Website Access – [Brokers Click HERE](#)
- Florida, Alabama, Louisiana, Arkansas, Mississippi – [S.E. USA Rates](#)

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(REFERRAL **SOURCES** for **HOTELS, CHURCHES, GAS PUMPS, APTS.**)

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