



We have one goal – To help entrepreneurs grow their business!



Buy, refinance and expand with low cost

100% Commercial Real Estate (CRE) Financing Option

100% rent replacement financing for business owners to replace a lease payment with an equal or lesser CRE monthly loan payment. With a 25-year term and low interest rates, this loan is a great option for small businesses looking to refinance an existing commercial real estate mortgage, buy an office building or other owner-occupied commercial space.

LOAN AMOUNT	INTEREST RATES	REPAYMENT TERM
\$500,000 - \$5 million	5.75% - 7.00%*	25 years

*As of 1/1/18 rates are 6.00% - 7.25%



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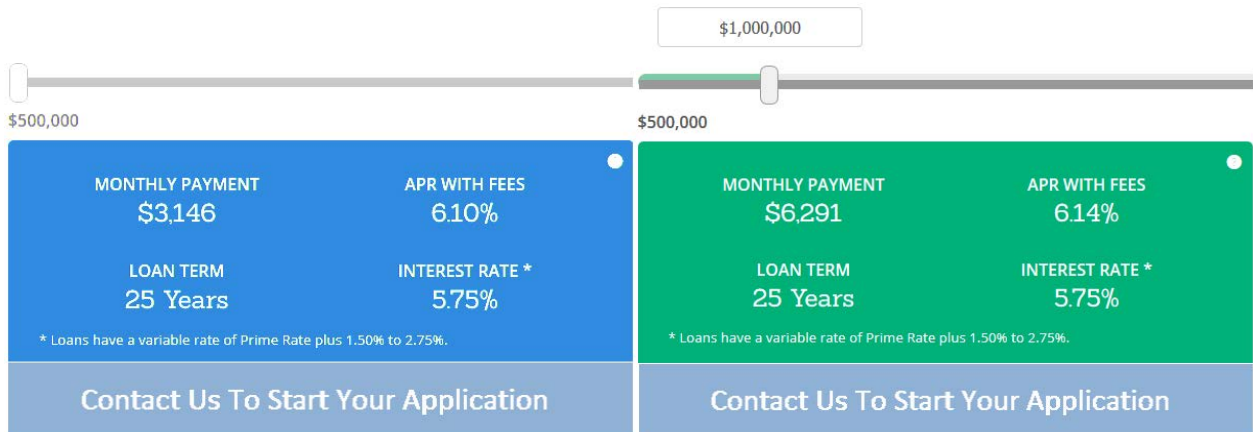
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Qualifications

- | | |
|--|--|
| <p>Yes</p> <ul style="list-style-type: none"> ✓ At least 51% of the property's square footage must be occupied by, and used by, your business ✓ 2+ years in business ✓ Business owners must be U.S. citizens or legal permanent residents ✓ Business owners must have personal credit scores above 675 ✓ Cash flow to support loan payments ✓ The estimated purchase price must be greater than \$500,000 ✓ Rent replacement option requires a loan payment that does not exceed the current monthly lease expense | <p>No</p> <ul style="list-style-type: none"> ✗ Developers or landlords that are not actively occupying the property ✗ Investment properties (for example, the majority of the property will be leased or it is a real estate flip project) ✗ Bankruptcies or foreclosures in the last 3 years ✗ Prior default on government backed loans ✗ Outstanding tax liens ✗ Construction (for example, purchasing an empty lot and building a new structure) |
|--|--|

**Can't meet the rent replacement criteria for 100% financing?
Our 90% LTV option is available!**

How much do you need for a CRE loan?





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This was the best loan experience

This was the best loan experience I've had and this isn't my first time around! The process was really easy and fast! I especially liked the interaction with my loan consultant who called me daily to encourage me, treated me as a friend and advised me all along the way.

Powerful Accounting LLC

A painless, positive and clean experience

Overall, the process was professional and extremely forthcoming. It was a positive and clean experience without any monkey business or games.

Feintuch Communications

We are very pleased

The application process was very straightforward and easy to complete. The money was in our account in only 8 business days after we started the application. We are very pleased to get this 10-year, 8% interest, working capital loan, and our monthly payment is only about \$300.

Security Tax Services

[Contact Us To Start Your Application](#)