

# Freedom Capital LLC

Specializing in Commercial Real Estate

## BANK-Based RATES with BROKER FEES for COMMERCIAL.

### **PRIMARY (MAIN) - Bank Loan Products (2.0% Bank Paid Broker Fee)**

- Multi-Use Rates (starting at 5.50% - Floating) with 70%/75% to 90% LTV.
- **Foreign Nationals** Purchase Financing Available – 35% to 50% LTV.
- Semi-Generic (Lines #4 to 10) and Special-Use (#11 to 17) **Maxed at \$8,000,000**
- Investor-Held (Non-Owner Occupied) Properties in 45 States to 65%/70%.
- **\$400,000** Minimum Loan. \$8MM N.O.O. **Maximum/\$13MM Own.Occ.**

### **SISTER-Bank Loan Products (0.50% to 1.0% Broker Fee – SBA Limited)**

- Franchised **HOTELS/MOTELS** (NO Const.) Purchase/Refi to 75% LTV
- Branded **GAS STATIONS** Purchase/Refi. to 75% LTV (Owner-Operated)
- Good Quality **R.V. Parks** Purchase/Refi. to 75% LTV (Own. Oper.)
- Owner Occupied **MULTI-USE** (Office/Retail/Warehouse) to 85% LTV
- Minimum Loan Amount of **\$500,000**. Maxed at \$5MM – Available in 50 States
- Rates set by SBA-7a Program – 7.0% to 8.875% - 25 Year Term/Amortization

* \$5,000,000 - \$10,000,000 Max. Loan
* 2.0% Broker Fees – Main Bank
* 0.75%/1.0% Paid Fees – Sister Bank
* 15 to 30 Day Closings Possible (not SBA)
* 5.50% (and UP) Floating Interest Rates
* 5.875% (and UP) Fixed Interest Rates
* 675 Minimum Experian FICO (Main)
* 625 Minimum FICO (Sister Bank)
* CONSTRUCTION (Commercial ONLY)
* FULL DOC ONLY

1.	ALL Offices – Condo/Medical/Buildings
2.	Light Industrial – 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/Boats Dealerships
7.	Car/Truck/Motorcycle/Boats Service Shops
8.	Funeral Homes (NO Cemeteries)
9.	Salons – Day Spas – Barber Shops
10.	Retail Dry Cleaner- Laundromat – Conv. Store
11.	Restaurants/Bars (Newer/ Newly Renovated)
12.	Collision Centers - Lube Centers
13.	Converted S.F.R. (Commercial Use ONLY)
14.	Commercial Assisted Living Facilities
15.	Bowling Alleys and Some Other Spcl.Use
16.	Mixed-Use (50%+ Comm. with Resid. Units)
17.	Self-Storage Facility

### SOME IMPORTANT "LINKS" for YOU:

- MAIN Bank Rate Sheet and Guidelines – [Rate Sheet](#)
- "Broker-ONLY" Website Access – [Brokers Click HERE](#)
- SISTER Bank Rate Sheet/Guidelines – [S.B. USA Rates](#)

## **Freedom Capital, LLC**

P.O. Box 2011

Higley, Arizona 85236

480-656-2688

[FreedomCapital@msn.com](mailto:FreedomCapital@msn.com)

(REFERRAL **SOURCES** for GAS STATIONS, CHURCHES, MARIJUANA PROPERTY)

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