



40 Wall Street 20th FL
New York NY 10005
1200 Brickell 12th Fl
Miami Florida 33131

FIX & FLIP AND NEW CONSTRUCTION FINANCING WITH INDUSTRY-LEADING RATES

One of the nation's largest and most trusted lenders is now offering short-term financing for residential real estate investors.

Fix & Flip Line of Credit*

- Rates as low as 6.99%
- Lines of credit up to \$100MM
- Funding up to: 90% of purchase price
95% of rehab

Fix & Flip Single Loan*

- Loans \$50K - \$3MM
- No pre-payment penalties (3 months minimum interest)
- Funding up to: 85% of purchase price
90% of rehab

Vincent Schimmenti

Mortgage Advisor

NMLS-1048057

NYC: 212 564 1257

Miami 305 961 1177

ccm_loans@hotmail.com

www.citycommercialmortgage.com

*Financing up to 90% of construction costs for new construction!**

See other side for important disclosures.

City Commercial Mortgage

212 564 1257

305 961 1177

ccm_loans@hotmail.com

FINANCING FOR REAL ESTATE INVESTORS

	FIX & FLIP LINE OF CREDIT	FIX & FLIP SINGLE LOAN	NEW CONSTRUCTION
Description	Exposure line up to \$100MM for experienced investors (1+ completed flip in the past 2 years)	Single Property loans for novice or experienced investors	Ground-up construction for developers and investors
Loan Size	\$50K - \$3MM		\$75K - \$3MM
Term & Amortization	9 months, with option for 3 months extension		
Acquisition Financing	Funding up to 90% of purchase price	Funding up to 85% of purchase price	Funding up to 75% of land value**
Rehab Financing	Up to 95% of rehab costs, max 75% of ARV	Up to 90% of rehab costs, max 75% of ARV	Up to 90% of construction costs, max 75% ARV
Pre-Pay Penalty / Minimum Interest Charge	No Prepayment Penalty 3 months minimum interest		
Borrower	Individual, LLC, or Corporation		
Credit	600+	620+	620+
Property Types	Non-Owner Occupied: Single family residences, 2-4 family units, Condos, Townhomes, Multi-family properties up to 30 units, and Ground-up construction		

Broker featured in this advertisement is not employed by Finance of America Commercial LLC and their affiliation with Finance of America Commercial LLC is limited exclusively to the commercial loan products they can offer through their broker relationship with Finance of America Commercial LLC.

*Loans are subject to investor and business credit approval, appraisal and geographic location of the property and other underwriting criteria. Loan amounts and rates may vary depending upon loan type, LTV, verification of application information and other risk based factors. Application fees, closing costs and other fees may apply. **Land must be already improved/developed for use (ie., ready for utilities and plumbing.) REV. 4.11.2017.

© 2017 Finance of America Commercial LLC | 🏠 | NMLS ID # 1133465 | AZ Mortgage Banker License BK #0926974. CA Finance Lenders License #60DBO 060757. MN: This is not an offer to enter into an agreement. Any such offer may only be made in accordance with the requirements of Minn. Stat. §47.206(3), (4). 500 North Rainbow Blvd., Suite 300, Las Vegas, NV 702-448-2030 NV Mortgage Broker License No. 4136. OR Mortgage Lender #ML-5283. Finance of America Commercial LLC only makes loans for business purposes. Finance of America Commercial LLC is not currently licensed in Utah and is not licensed for certain loans in Idaho. Finance of America Commercial LLC is licensed or exempt from licensing requirements in all other states. Your specific facts and circumstances will determine whether Finance of America Commercial LLC has the authority to approve loans in your specific jurisdiction. Finance of America Commercial LLC operates out of several locations, but not all locations conduct business in all jurisdictions.