

## **Hard Money Commercial Mortgages for Petroleum, C-stores & Franchise Operators (Non-SBA Financing)**

Programs designed for those who need to make a quick acquisition, avoid bankruptcy/foreclosure proceedings and other quick money transactions.

### **Types of Financing:**

- Acquisitions
- Expansions/rebuilds
- Refinance

### **Loan Amounts:**

\$300,000 - \$10,000,000

### **Terms**

12 months to sixty months

### **Interest Rate:**

11 - 18%

### **Loan To Value:**

50 70%

### **Fees:**

- 3 - 8 Points
- 1 Point normally paid at commitment

### **Eligibility:**

- Owner Occupied Preferred
- Three (3) Years Industry Experience
- Debt service can be as low as 1.0:1

### **Collateral:**

- First lien on land, building, equipment and inventory
- Personal guarantees may be required

### **Quick Response:**

Loan decision usually within 48 hours of received application. Closing usually within 10-21 days after received third party reports