



PRIVATE MORTGAGE FUND BRIDGE LOANS

ASSET BASED LENDING / ALTERNATIVE TO BANK FINANCING

INCOME PRODUCING PROPERTY TYPES:

APARTMENTS, MIXED USE, COMMERCIAL, RETAIL, OFFICE, MIXED USE, INDUSTRIAL
SINGLE TENANT COMMERCIAL / INDUSTRIAL, MOBILE HOME PARKS, SELF STORAGE

MORTGAGE FUND #1: \$1M to \$8M (CA, AZ, NV, OR, WA, CO, UT, TX)

FAST CLOSING (7 TO 21 DAYS) with Private Mortgage Fund

LIMITED DOCUMENTATION & NO BUREAUCRATIC LOAN PROCESS

LOANS to 72% LOAN TO VALUE

BROKEN CONDO PROJECTS (NO SOLD UNITS IN PROJECT)

Borrower must have cash investment or long term equity into the project.

Rates from 12% to 14%
2.5% to 5% loan fees
no prepayment penalty
3 to 24 month terms

Limited upfront fees
Limited 3rd party reports

MORTGAGE FUND #2: \$500,000 to \$15,000,000 (California Only)

FAST ONE WEEK (or less) CLOSING with Private Mortgage Fund

NO APPRAISAL, NO TAX RETURNS & NO BUREAUCRATIC LOAN PROCESS

*LOANS FROM 50% to 60% LOAN TO VALUE

SUBORDINATE FINANCING ALLOWED TO 70% LTV

Borrower must have cash investment or long term equity into the project.

Rates as low as 8.90% to 9.90%
2% to 3% loan fees
no prepayment penalty
6 to 18 month terms

No upfront fees
No application fees
No processing
No legal fees

1. To get started, please provide property information and tell us the story!

To get started, please provide the property description and income/expense information and the structure and "story" of the transaction. Let's do the math first! See our "loan quote form" for a guide to analyze and structure a transaction. You can call us to discuss the conceptual structure for your transaction, or send us your executive summary including the story, the requested loan amount, the borrowing entity, the individuals (guarantors), estimated value or purchase price, overview of borrower credit and financial profile, etc.

Optional Alternative Documentation: See items 1,2,3 from checklist below. Application and submission forms available on our website.

2. FOR CONDITIONAL APPROVAL / CLOSING CHECKLIST

1. Rent roll or Lease Summary for the subject property.
2. 2007 & 2008 Profit & Loss Statements for the subject property.
3. Photos of subject property and surrounding area.
4. Purchase Agreement & Escrow Instructions.
5. Current Financial statement or 1003 Loan Application.
6. Copy of Schedule of Real Estate Owned.
7. Credit Report or signed and dated Consent Form.
8. Preliminary Title Report & Survey if applicable.

For Program Information contact International Commercial Capital Corporation (ICCC)

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