



Commercial Capital Limited

A division of Nexus Financial Group, Inc.

561-208-6469

The ULTIMATE Business Loan!

- ❖ **Up to 85% LTV for debt consolidation!!!!**
- ❖ Refinance out of an SBA loan, pay off business debts, EVEN buy out a business partner!
- ❖ Most property types including special use (no gas stations).
- ❖ DSCR requirements typically 1.0:1.0 for FYE 2007 & YTD 2008
- ❖ Only 25% Owner Occupancy required
- ❖ Can go to 90% for Purchases – Non-SBA
- ❖ Rates as good as SBA – currently in the low 6's!*
- ❖ 45 to 60 day Close

THIS IS ONE OF THE BEST PRODUCTS ON THE MARKET TODAY! PLEASE REMEMBER THAT RATES AND TERMS WILL VARY BY DEAL - THE STRONGER THE DEAL, THE BETTER THE TERMS

So, if you have any deals that you would like us to look at or if you have any questions or want more information, please give us a call at:

Call Jay Estis 561-208-6469

**We're closing 7 - 10 deals a week;
let's see if we can make the next one yours!**

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** Due to changing market conditions, rates are subject to change without notice*