



Advance Equity Capital  
"Private Real Estate Lending"  
"Private Business Financing"

[www.advance-equity.com](http://www.advance-equity.com)

- ✓ **Rehab Fix & Flip**
- ✓ **Ground Up Construction**
- ✓ **1-4 Units, Condo, Townhome, 5+ Units**

**(Up to 100% Purchase & 100% Rehab Funds)**

**(No Income Documents Program)**

**Advance Equity Capital**

NYC Financial District / 30 Wall Street, NYC, NY 10005

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Jonathan: (646) 597-8786



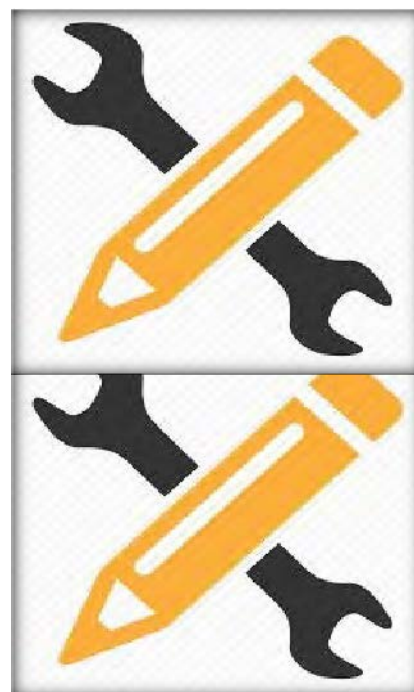
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## PRODUCTS

### Fix & Flip Bridge Loan (1 to 4 units & Condo's), 5+ Units Multi Family Residential

- ✓ No Income Documentation/No Downpayment Program.  
 Up to 100% of Purchase Price  
 Up to 100% of the Rehab/Construction Funds.  
 Minimum Credit Score = As Low as 650 Mid-Fico Score.  
 1 to 20 Units.  
 Rehab & Ground Up Construction.  
 Funding in the following States: (Non-Rural Areas)  
 AL,CT,DE,FL,GA,IN,KY,MD,MA,MO,NJ,OH,PA,SC,TN,TX,VA
- ✓ No Income Documentation Program.  
 Up to 90% of Purchase Price (1 to 4 Family)  
 Up to 100% of the Rehab/Construction Funds.  
 Up to 80% of Purchase Price (Multi Family 5+ Units).  
 Up to 100% of the Rehab/Construction Funds.  
 Minimum Credit Score = As Low as 640 Mid-Fico Score.  
 No Limit on # of Units & Dollar Amounts.  
 Rehab & Ground Up Construction.  
 Funding in all States (Non-Rural Areas) Except Hawaii & Alaska.
- ✓ Experience, ARV & Credit Score = Leverage /Rate
- ✓ 12 to 24 Months Interest Only
- ✓ Quick close, Rates = Interest Only
- ✓ Heavy Renovation, Ground Up Construction  
 For Experienced Borrowers Only
- ✓ No Prepayment Penalty
- ✓ **No Interest Charged on Undrawn Rehab Funds**
- ✓ **Nationwide Lending - Non-Rural Areas Only**



Advance Equity Capital also provides 30 year fixed rate asset-based lending terms for many types of commercial, 1 to 4 family and multi-family investment properties. We have **"No Income"** mortgage financing loan programs available for qualified borrowers and are very flexible when it comes to the **"less than perfect" credit borrower**. Our process is streamlined for quick closings. Funding up to **80% LTV on 1 to 4 family purchase and refinance** & up to **75% LTV on cash-out 1 to 4 family refinance**. **5 to 10 units = Up to 75% LTV purchase and refinance** & up to **70% LTV refinance cash-out**.

The above criteria are only guidelines and can be changed at any time without notice. Each situation is evaluated individually by Advance Equity Capital, subject to its due diligence. Not all loans are available in all jurisdictions. Any information regarding products and programs of Advance Equity Capital are provided for informational purposes only and do not constitute (i) an offer to sell or a solicitation of an offer by Advance Equity Capital products or programs, or (ii) a representation that any Advance Equity Capital products are suitable for you.