

Asset Based Capital, Inc Real Estate Lending

505 Northern Blvd, Ste 200, Great Neck, NY 11021 Ph: (516) 621-5955

COMMERCIAL NO INCOME VERIFICATION PROGRAM

Transaction Types:	Purchase, Refinance & Cashout Refinance.
Property Types:	Tier I: Multifamily(5 + units), mixed use. Tier II: Office, retail, warehouse, self storage, Auto Service(no gas).
Loan Amounts:	\$100,000-\$5,000,000+
Loan to Value:	75% Maximum on Tier I, 70%-75% on tier II. 90% CLTV on purchases.
Amortization/Term:	30 years.
Rates:	Fixed for 30 years. Shorter terms & interest only also available. Rates depend on loan amount, LTV & middle credit score. Rate buydowns are also available.
Origination Points:	Flexible (par pricing available).
Prepayment Penalties:	Flexible, depending on rate. A one year prepay is also available.
DSCR Requirements:	Flexible. Partially vacant properties also considered.
Credit Scores:	Minimum of 600 middle.
Mortgage History:	Typically no more than 2x30 in past 12 months (exceptions possible).
Lending Coverage:	All states with the exception of CA, AZ, NV, AK, AL, HI, ND, SD, MI, IL, VT, MN