



**Pacific Financial Group**  
Real Estate Loans, Investments, Insurance

www.pacfigroup.com

*Finance Newsletter*  
March 30, 2016

## LOAN SPOTLIGHT



**Summary:** Borrower sought to refinance a small first loan and a larger private second loan with a rapidly approaching maturity date. Due to poor credit scores, lack of liquidity and multiple tax and creditor liens on the subject property, borrower was unable to find a lender willing to make a new loan on favorable terms. The second private note holder had already extended the maturity date but was growing impatient and ready to foreclose. Fortunately, the borrower owned several other real estate investments with a good amount of equity them, one of which was a vacation home listed for sale and expected to go under contract. Broker found a private money lender who liked the property and thought there was enough equity to consolidate the 1st, 2nd and tax/creditor liens but required more post-closing reserves. Broker obtained a conditional loan approval subject to appraisal and minimum reserve requirement in order to convince the 2nd private note holder to extend the maturity date and to give the borrower time to complete the sale of his vacation home. The appraised value came in within the anticipated value range and the borrower was able to consummate the sale of his vacation home shortly thereafter, with the net proceeds more than covering the new loan's minimum reserve requirement. Broker also worked with the IRS, lenders, creditors and the escrow officer to obtain lien and payoff information and to ensure a smooth and successful closing.

**Loan Amount:** \$1,530,000  
**Property Type:** Single Family Home (Rental)  
**Location:** Orange County, CA  
**Purpose:** Refinance  
**Loan Program:** Interest Only  
**Rate:** 9.50%  
**Term/Amortization:** 5 Years  
**LTV:** 57%  
**Prepay:** None

*If you or someone you know might need our services, please forward this email to them or contact us for a loan quote specific to a property at (415) 680-0121.*

***Ask us about our low cost apartment loans and our generous referral fees for 5+ multifamily and commercial real estate loans!***



## ABOUT OUR SERVICES

Pacific Financial Group is a full-service brokerage firm dedicated to providing clients with real estate loans, investment advice, financial planning and insurance services. Our success is the result of our client-focused commitment, professional integrity, industry and market knowledge and unique private banking approach to understanding the financial needs of our clients and delivering specifically tailored solutions. [Visit our website to obtain additional information about the types of investment advice and insurance services we offer.](#)

## APARTMENT LOAN PROGRAMS

**Hot Money: We now offer low cost apartment loans from \$1MM & up in California. No origination fees, no lender fees and closing costs are capped at \$2K or less!**

We are pleased to provide access to a large selection of 5+ unit multi-family loan programs from which to choose so you are assured of finding one that is best suited to meet your particular investment objectives. Drawing from our diverse pool of capital sources, your loan program options are limitless. [Visit our website to obtain additional information about available apartment loan programs and interest rates.](#)

## COMMERCIAL LOAN PROGRAMS

We understand the importance of finding the best available financing to maximize your return on investment and have access to a large selection of commercial loan programs for office, retail, single tenant, self storage, industrial, hospitality, mixed use and owner-occupied commercial buildings, so you are assured of finding one that is best suited to meet your particular investment objectives. Commercial loans are available from a diverse pool of capital sources which include local and regional banks, credit unions, life insurance companies, conduits, pension funds and private investors. [Visit our website to obtain additional information about available commercial loan programs and interest rates.](#)

## RESIDENTIAL LOAN PROGRAMS

We have access to over 30 lenders that offer a variety of loan program options for owner-occupied residences, 2nd homes or 1-4 investment properties. Why limit yourself and deal with one lender when you can have access to a diverse pool of lenders with much more loan program options from which to choose? Below are some of the loan program features currently offered:

- Loans to single member LLC's and revocable trusts
- Stated income and interest only loans
- Debt ratios up to 50%
- Loan amounts up to \$3,000,000
- 100% gift toward a purchase down payment
- No monthly M.I. options available
- No income verification for investor properties / unlimited # of properties financed
- Low down payment loan programs for first-time home buyers (conventional & jumbo)
- Delayed purchase financing
- Unlimited cash out

**Call us today to discuss your specific loan needs.**

**Samuel A. Shummon, J.D.**

Principal & Managing Broker

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*STAY CONNECTED*

