



Pacific Financial Group
Real Estate Loans, Investments, Insurance

www.pacfigroup.com

Finance Newsletter
July 31, 2016

LOAN SPOTLIGHT



Summary: Individual borrower sought a cash out refinance of a single family home he owned 50/50 with another individual for investment. The subject was undergoing a significant rehab project which was taking more time to complete and costing more money than expected. The biggest challenge was finding a title company willing to accept a court stipulation separating marital assets in place of a divorce decree or inter-spousal grant deed for one of the two individual property owners, who further complicated matters by refusing to be a signer on the loan. We found a lender willing to make the loan to one borrower, but the lender's title company was unwilling to issue a policy absent a divorce decree or inter-spousal grant deed from the second owner's soon to be ex-spouse, so we contacted the title company involved in the sale of the property to the borrowers less than a year earlier to see if they would be more inclined to do so. The title company's legal team reviewed the court stipulation and were comfortable moving forward without requiring more. It also helped that the loan to value was less than 50% and there was no other debt on the property. Borrower is a self-employed, active real estate investor with most of his capital tied up in numerous projects and very little in the way of available cash reserves - a sticking point with most lenders. Nonetheless, we were able to secure a private money loan with no appraisal, no prepayment and no reserve requirement. The loan was approved in less than 2 days and was ready to fund less than a week later with an interest only term of 12 months. All that was required for approval was a loan application, credit report and loan purpose letter.

Loan Amount: \$700,000

Property Type: Single Family Home (Investment)

Location: Los Angeles County

Purpose: Cash Out Refinance

Loan Program: Interest Only

Rate: 9%

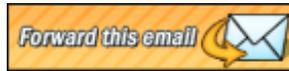
Term/Amortization: 12 Months

LTV: Less than 50%

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 offer low cost apartment loans from \$500K & up in California. No origination fees, no lender fees and capped closing costs!

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

Hot Money: Ask use about CRE loans for properties occupied by marijuana dispensaries or cultivators from \$1MM & up in California. Fixed rate loans with interest rates starting in the mid 6's with 25-30 year amortizations.

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

One Embarcadero Center, Ste 500 | San Francisco, CA 94111

415.680.0121 (O) | 415.302.1795 (M) | 888.988.9434 (F)

BRE #01295091 - NMLS #328979 - CA Insurance # 0149823

sshummon@pacfigroup.com

STAY CONNECTED

