

## ACI Commercial Property Financing: Conventional Loans

Advanced Commercial Credit International (ACI) Limited  
[www.advancedcommercialcredit.com](http://www.advancedcommercialcredit.com)

### Conventional Loans For Income Producing Properties

ACI is accepting bridge loan applications for income producing properties throughout the US.

We are seeking applications from commercial property owners, professionals, clients, banks, and brokers.

Whereas a lot of the regular lenders have greatly reduced their new loans to new clients, ACI and its investors have not.

Our solution is to offer bridge loans / short term loans while the credit market repositions.



#### We Offer

- Unique Financing Programs
- Immediate and Prompt Service
- We Close Deals

#### Conventional Loan Terms

- Term: 5-10 Years
- Amortization: 20-30 Years
- Property Type: All income producing commercial properties
- Loan Size: \$1,000,000 to \$40,000,000
- Rates: As low as 6.40%
- Loan to Value: Up to 80% LTV
- DSCR: 1.1 – 1.3 to 1
- Non-recourse available
- Origination Fee: 1% built into the loan
- Closings in 30-45 days
- Referrals Protected
- Clear and Concise Process to Close
- Clear and Concise Answers to your Questions
- We are Quick Every Step of the Way – No Delays

**Contact us for a quote; you will be pleased with the terms and our commitment to provide you with the best solution.**

#### Contact Us Now

We encourage you to call or email us to discuss our financing programs and how we will close your financing.

For Further Information Please Contact:

Jeff Morris

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With Offices In the USA and Canada