



Advanced Commercial Credit International (ACI) Limited

Head Office: Canadian Address: Suite #300, 1600 Bedford Highway, Bedford NS Canada Tel: (888) 755-8355 Fax: (902) 484-7081

www.advancedcommercialcredit.com

With Offices in USA and Canada

Commercial Mortgage Underwriting & Lending Services

NY and NJ and Southern CA, Regional Specific Financing Program

We have significant funds available to close deals for the following States: CA (Southern CA); NY, and NJ.

The Program Parameters and Terms are as follows:

Property Types: Office, Retail, Industrial, Mixed Use, Multifamily, and Owner Occupied

Loan Amount: \$1,000,000 - \$8,000,000

Loan to Value: 65% - 75%

Variable Rate Equal to U.S. Prime plus 2% With Floor Rates Starting at 5.75%

Term: 5 Years

Amortization: 15-25 Years

Debt Service Coverage: 1.20 – 1.25 to 1

Loan Fee: 1%

Initial Costs: Appraisal

Closing Costs: Title, Legal, etc... and these costs can be paid from the loan proceeds

Please call to discuss this loan program and your financing request. You can also email us your executive summary; loan and financing request, and property details at any time.

Please Contact:

Terry Taylor at ACI

President

Advanced Commercial Credit International (ACI) Limited

web: www.advancedcommercialcredit.com

Email: Terry Taylor at ACI

Tel: (902) 468-1981

Toll Free: (888) 755-8355

Fax: (902) 484-7081

Mobile: (902) 222-1195