

Pacific Mortgage Master
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Commercial Construction Loan

Advantages/Program Highlights!

This program is designed to provide a business loan to a Builder constructing a commercial property (Office Buildings, Retail Stores, Shopping Centers, Warehouse/Flex Space, 5+ Multi-Family units and most other income generating properties). Upon completion, the loan may be converted to a permanent loan.

The Advantages:

- Fast pre-qualification, typically between 3 to 5 business days
- Deal Directly with Loan Officer/Underwriter
- Loans are available to Borrowers with excellent to less than perfect credit
- Flexible draw schedules
- Owner and Non-Owner Occupied Commercial properties are eligible
- Self Build/Owner Builder Borrowers are allowed
- Land purchase may be included in the construction loan, up to 55% of the lot purchase price
- Up to 18 month terms available (longer terms available on an exception basis)
- Loan amounts up to 75% of the appraised value based on the income approach
- Interest only payments based on funds drawn
- Full income documentation and limited income programs
- Loan amounts from \$75,000 to \$2,500,000

Loans available in the following states: AK, AL, CA, CO, CT, DE, FL, GA, HI, IA, ID, IL, IN, KS, KY, MA, MD, ME, MI, MO, MT, NC, NE, NH, NJ, NY, OH, OK, OR, PA, RI, SC, TN, UT, VA, WA, WY

Documents required for a full application package. Submit by Email, USPS or overnight mail only:

1. Fully Completed and Signed 1003 application or fully complete and signed Normandy Personal Financial Statement
2. Tri-merge Credit Report for Borrower(s)
3. Current month pay stubs if a W2 Employee
4. 2 Years Tax Returns Including all Schedules and W2's (if applicable)
5. Asset Verification (2 Months statements for all accounts including checking, savings, 401k, IRA, stocks, other)
6. Legible copy of a valid drivers license for Borrower(s)
7. Proforma Report (Income and Expenses)
8. Map of Property
9. Plans and Specs
10. Construction Cost Breakdown (Normandy Form)
11. Signed and Accepted Purchase Contract or Closing Statement for land
12. Signed and Accepted Building Contract (if applicable)
13. Copy of Rental Leases
14. Environmental Questionnaire (Normandy Form), if applicable