



Aggressive Solutions, LLC

A Net Branch of Commercial Capital, Ltd.

410-893-1086

Land Equity Platform Loan for \$15 Million or above projects

Eligible Properties:

- ▶ Land must be owned
- ▶ Land equity is basis for loan
- ▶ Commercial property with or will have cash flow (SFR developments ineligible)

Equity rich developers!

Loan Terms:

- ▶ Around 5%, interest only, 3 years
- ▶ \$10,000 due diligence fee, \$5,000 is refundable; due upon acceptance of terms
- ▶ Fee escrowed at title, or closing agent for third party costs
- ▶ Loan is NOT a permanent loan, must be paid off at end of 3 year term
- ▶ No pre payment, can be paid in full at any time

Timing:

- ▶ File number assigned within 24-48 hours after submission
- ▶ Internal review by Commercial Capital, Ltd. processor and UW 3-5 days after file #
- ▶ If qualified for the program, term sheet issued
- ▶ LOI 1-2 weeks after terms signed
- ▶ From signing of LOI to closing, generally 60 days
- ▶ Closing 75-90 days total from initial review...

**"SPEC"
Projects
Eligible!**

Fill in the A&D (TP) Calculation Worksheet to see
what your project could qualify for!

**To find out if your project qualifies for this funding,
just call us today!**

Phone: 410-893-1086 / Toll Free: 877-893-1086

*Rates and terms subject to change without notice due to market conditions

104 Colony Place, Bel Air, MD 21014

Phone: 410-893-1086 / Fax: 443-797-8599 / Toll Free: 877-893-1086

www.AggressiveSolutionsLLC.com



A&D (TP) Calculation Worksheet

No Residential Projects

As is value of Land.....\$ _____

Divide by 2.....(Net Value) \$ _____

Subtract all liens against property from net value:

Lien #1.....\$ _____

Lien #2.....\$ _____

Lien #3.....\$ _____

Lien #4.....\$ _____

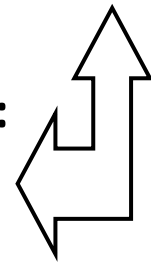
Balance after lien subtractions.....\$ _____

Multiply balance by 15.....\$ _____

Total lendable amount for this project:

\$ _____

Must be over \$15 Million to qualify and loan amount cannot exceed total loan project



Nationwide



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