

Restructuring Commercial Real Estate Loans



 **COMMERCIAL IMPROVEMENT**



Today's Solution for Commercial Property Owners

Commercial property owners are feeling the effect of the current economy in 2 separate ways. The first concern is vacancies and/or offering rent concessions to keep current tenants, which has caused a huge decrease in cash flow. The second is the maturity date or interest rate adjustment coming due and won't be able to refinance due to property values plummeting and/or tighter underwriting guidelines.

This has left commercial property owners with few options of either selling at fire sale prices, filing bankruptcy or heading to foreclosure. We at Commercial Improvement believe that these negative options can be avoided with a commercial loan modification.

Commercial Improvement is the nation's leader in restructuring commercial real estate loans

- **No Credit Qualifying** • Balloon Payment Deflation
- Adjustable Rates Fixed • **Interest rates as low as 0%**
- **Modification in 30 to 90 Days** • Law Firm Backed
- Past Due Payments Addressed • **Foreclosure Prevention**
- Established Positive Relationship With Most Lenders

Commercial Improvement can help you

- Improve your cash flow
- Convert adjustable to fixed rate
- Reduce interest and/or principal
- **Stop the foreclosure proceeding – Halted!**
- Get past due payments written off or moved to back of loan

High success rate!

Our primary goal of service to you

The alarming number of defaults has prompted commercial lenders of all sizes to become more willing to renegotiate the terms of commercial mortgages to help avoid a default. Our experienced negotiators have established positive relationships with many lenders therefore receiving the best possible terms you deserve.

Our results have literally saved commercial property owners from foreclosure and have allowed them to become Cash Flow Positive.

Service available on:

- Office Buildings & Complexes
- Hotels & Resorts
- Strip Centers, Malls & Restaurants
- Mobile Home Parks & Campgrounds
- Apartment & Condominium Complexes
- Industrial & Manufacturing Facilities
- Healthcare Facilities
- Land Development
- And many more...



Call Mike Gartside today for a free evaluation of your property at 410.893.1086 or simply visit: www.AggressiveSolutionsLLC.com