

Michael Ryan - MORTGAGE BROKER
Key To Your Perfect Mortgage

Investment Property Loans

February 2015

Loans of the Month:

Construction and Rehab loans
LLC, S Corp and C Corp ownership
Multiple property cash-out

News:

Rates moving lower on World-wide economic numbers.
Fed increased, mortgage rates up then back down lower than when Fed moved.
How has your investment strategy gone this past year, shall we talk for a tune-up?

Traditional Income and Credit Documentation for:

Up to 10 Mortgaged Properties: 30 year fixed rate loans:

20 % down for your first 4 mortgages – cash out available
25 % down for your next 6 mortgaged properties – cash out available to # 6
Special rules for # 5 - # 10 property (just for conventional loans)

- Minimum loan amount \$ 50,000 – throughout California
- Use rents if your first rental purchase
- Can refinance up to # 10 into low fixed interest rates

Over 10 Mortgaged Properties:

Purchase, Refinance, Cash-out – generally 25 – 30 % down payments
Personally owned, C Corp, LLC. All OK

Foreign National (requires more down pmt.)

Creative Financing:

Private Money / Hard Money as low as 8 1/2 %
Bridge Loans / Construction Completion / Equity Partners

Use your IRA or 401 K – self directed

40 – 60 % down payment. Lower closing costs than traditional.

No income or employment verification required

What is YOUR Strategy ?? Call Mike and find out YOUR solutions.