Michael Ryan - Mortgage Broker

Key To Your Perfect Mortgage

Investment Property Loans — July 2017

Turned Down by a Bank? Call us, we change about 50 % of them to YES

Loans of the Month:

Construction and Rehab loans — LLC, S Corp and C Corp ownership
Multiple property cash-out — Stated Income – SF Bay Area

News:

- Rates – Steady as she goes
- Fannie Mae – CASH-out to 10 mortgaged properties
- Flip Properties drop to lowest % of real estate market lowest in 2 years
- Flip Properties purchased with financing vs. cash at a 9 year high

How has your investment strategy gone this past year, time 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 next 6 mortgaged properties – **cash out available to # 10**
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

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(408) 986-1798 Fax (408) 986-1766 www.michael-ryan.com
CalBRE # 01090891 NMLS 295351
Mike@Michael-Ryan.com

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