

# Titanium Mortgage

## Commercial Loan Programs

### Purchase & Refinance

#### Low Doc / Soft Money

\$100k - \$2.5M  
Nationwide (except select states)  
Income producing properties  
Up to 70% LTV  
Terms Vary  
Sweet Spot Program

#### Land (Raw Land, Developments, Ranches/ AG)

\$200k - \$5m & \$500k - \$20m  
Texas & Nationwide (except select states)  
Rural Areas Considered  
Private Money Available

#### Business Financing

Biz Cash Advance (\$20k - \$2m)  
Bank Statement Funding (\$20k - \$2m)  
Minimum of \$20k per a month in deposits.  
Equipment Leasing (\$20k +)  
PO & Contract Funding (\$200k+)

#### Property Types Considered

Retail, Office, Multifamily, Mix-Use, Day Care,  
Raw Land, Developments, Assisted Living,  
Hospitality (Motel/Hotel), Restaurants,  
Warehouse, Self-Storage, Mobile Home Park,  
Automotive, Campgrounds, Ranches, Bed &  
Breakfast, Industrial, Special Use, etc.

#### Private Money - Commercial Real Estate

\$100k - \$20M+  
Nationwide (except select states)  
Most Property Types Considered  
No Minimum Fico Score Requirements  
Factoring of Receivables (\$200k+)  
Sweet Spot (\$100k - \$2M & \$500k - \$10M)

#### Churches

\$200k - \$5m+  
Nationwide (except select states)  
Several Programs available  
Church, Schools & Daycare Properties

#### Foreign Nationals

\$100k - \$2m & Developments up to \$20m  
Commercial Properties & Land  
Low Doc & Private Money Available

#### Oil & Gas Royalty Finance

Oil & Gas Royalty Loans (\$15k – no limit)  
Oil & Gas Purchases up to \$100m

### Full Doc & SBA Programs Available

Please email your scenario to [sheldan@tmortgage.net](mailto:sheldan@tmortgage.net) or call 713-524-4242