

If you are looking to launch your own business, or if you are lining up your first investment property, New Horizon Capital Funding can provide the funding you need. We specialize in SBA loan, working capital solutions, commercial real estate financing, and special programs for property flippers.



SBA LOANS

Several programs to fit your capital needs from \$25,000 to \$12,500,000

- 7a, and 504 Loan programs.
- Up to 100% Loan to Value on many transactions.
- For Business Acquisitions, Owner Occupied Commercial Real Estate Financing, Franchise Loans, Specialty Medical/Healthcare programs, and Hospitality.
- We have a unique franchise financing program, rates as low as 7%, up to 90% LTV, terms out to 25 years, no pre-payment penalties (for loan terms of 10 year or less) and open to first time franchise owners.
- Up to 25 Year Fixed Terms for real estate transactions.
- Fast Track Specialty program for loan requests less than \$350,000.
- We specialize in high LTV commercial real estate loans, working capital and debt consolidation utilizing the SBA.

WORKING CAPITAL | Unique Features and Benefits:

- Loan amounts up to \$750,000 with no collateral required
- Access to 5 separate loan drafts over a 6-month period
- Online or faxable drafts for ease of submission
- No application, maintenance or access fees
- A low documentation, streamlined process
- 48 hour approvals and fundings in a matter of days
- Early pay off options are available
- Less than perfect credit is not a barrier
- Interest is tax deductible
- Keeps you in control of your business

COMMERCIAL REAL ESTATE

The Most Competitive Programs in the Country from \$100,000 to \$500,000,000 or more:

- Rates as low as 3.5% Fixed
- Non-Recourse Options
- Multifamily, Mixed Use, Office, Owner-Occupied, Self-Storage, Raw Land, Hospitality, Hotels
- Up to 80% LTV for our conventional products
- Up to 90% LTV for our SBA products
- The Most Competitive CMBS Loan program in the country
- No Restriction Cash Out Refinance
- 10 to 40 year fixed terms.
- Specialty Transitional Bridge Programs

FIX AND FLIP | What Makes Us Different

- FAST CLOSINGS: 2 TO 3 weeks.
- Available to FIRST TIME FLIPPERS.
- NO INCOME VERIFICATION programs—NO tax returns.
- We can Refi your property with no seasoning requirement if you decide to hold it—in some cases, with CASH OUT to recover your down payment and some of the profit.
- 650 minimum FICO
- Non-owner occupied 1 to 4 family houses, condos and townhomes qualify.
- Minimum purchase price: \$75,000 SFR, \$100,000 duplex, \$ 150,000 3-4 family property.
- Borrow up to 80% of the purchase price and 100% of the rehab (Less experienced flippers will be offered slightly lower loan to value amounts).
- Interest only payments.
- NO upfront fees, NO prepayment penalties or exit fees.