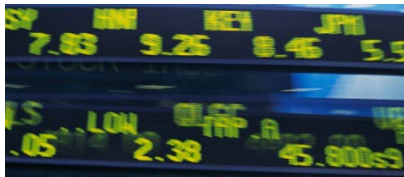




Let me get you an SBA guaranteed loan, for real estate or purchase / expansion of an existing business *Even if you've been turned down*

ADDRESSING THE NEEDS OF COMMERCIAL PROPERTY OWNERS AND INVESTORS WITH FAST FAIR AND FLEXIBLE SOLUTIONS



Everyone is aware of the lending market becoming increasingly difficult to operate in. Credit lines are being pulled, banks have

stopped lending, and the usual avenues of funding have dried up. The question then becomes: "How can I meet the needs of my clients at a value they can live with?"

“ *Money is the answer to all things.* **”**
-- Ecclesiastes 10:19

We understand your concerns and embrace the opportunity to present a solution to you and your clients. At Charlotte Capital Partners, we offer the ability to fund bridge money to acquire an asset without the time delay of conventional funding.

We also provide funding for Non-Owner Occupied Rehab Programs, Note Purchases for Banks, and a variety of Hospitality Financing up to \$25,000,000.

Please call for a free consultation ►►

- ◆ Various SBA programs
- ◆ Up to 90% LTV
- ◆ Very low rates (as low as 5.75% in some cases)
- ◆ Limited fees and points make this **EXTREMELY** cheap money
- ◆ We specialize in all the various SBA programs
- ◆ Loans can be to fund purchase of a business or franchise that does **NOT** involve any real estate

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