

For professional advice, the best loan package and outstanding customer service, there's only one choice – **Commercial One Finance**

Call **888-COM-1FIN** or e-mail us at **info@comm1finance.com** to get started on your commercial loan today.



Commercial One Finance

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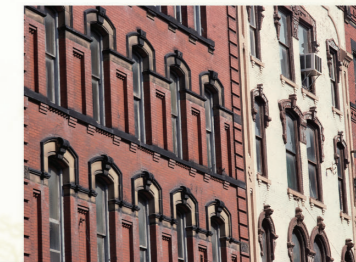
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Making Smarter Investments



COMMERCIAL ONE
FINANCE

Let's be honest, securing the financing for a commercial property can be a time consuming, costly and confusing process for even the savviest borrower. That's why we've designed a loan program to help our clients better understand and more easily navigate the intricacies of the commercial real estate market. At Commercial One Finance, we offer meaningful advice and sound investment decisions everyday.

We Stand Apart

Our staff of talented professionals will help you take advantage of the most suitable terms and best possible program for your next commercial loan. Unlike other firms, Commercial One Finance will carefully guide you through each step of the purchasing process. Our goal is to empower our clients personally with the crucial information and resources necessary to make every commercial buying decision both informative and profitable.



At Commercial One Finance, you can count on us to:

✓ **Work with different property types:**

We have direct experience with various property types, including:

- Apartments/Condominiums
- Mixed-use spaces
- Retail/Office buildings
- Industrial facilities
- Special-use spaces

✓ **Provide a full-service experience:**

We work directly with accountants, attorneys, appraisers, underwriters and loan servicing specialists – all prepared to ease you through the commercial buying experience.

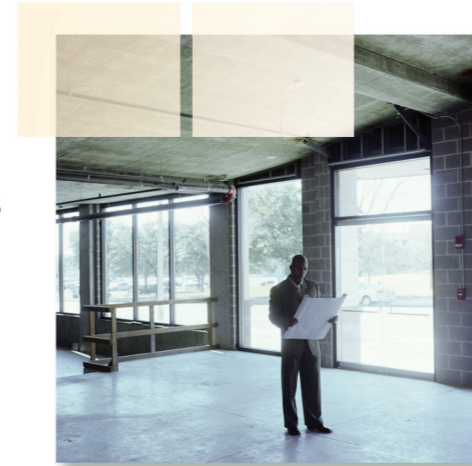
✓ **Leverage our relationships:** We've worked hard to build solid relationships with leading financial institutions so you can take advantage of the best loan packages available.

Our team of experts will:

✓ **Tell your story:** We develop the most appealing loan package possible and tailor it to meet your personal financial goals.

✓ **Keep you informed:** With us, you can focus on your job or running your business and feel confident that we will provide the information and advice you need every step of the way.

✓ **Act quickly:** We're also in business, so we understand that you have time constraints. We take pride in minimizing delays and rapidly processing your application.



Get Started Now

At Commercial One Finance, we've developed a comprehensive program to help you start the loan process, quickly and easily. Our "Five Steps to a Successful Loan" will put you ahead of the pack when considering your next commercial property.

The Five Steps to a Successful Loan:

- 1. Personal consultation:** In order to efficiently process your loan request, we'll schedule an initial consultation to review your financials and business property goals. With this information in hand, we can provide the general amount, terms and interest rate of the best loan we can secure for you.
- 2. Execute Loan Placement Agreement (LPA):** Commercial One Finance will prepare a concise LPA. This is the agreement with which you officially engage our services so we can get started working for you without delay.
- 3. Complete application and paperwork:** All lending institutions require a loan package as well as supporting documentation. This key information includes:
 - Complete financials on your business for the past 2 years
 - Two years tax returns for all principals and any corporate returns
 - A signed and dated financial statement for all principals
 - Resumes of all principals
 - Photographs of the business or property
 - Rent/lease roll for investment property
- 4. Obtain a loan commitment:** Commercial One Finance will spearhead the process of packaging, reviewing and finalizing your application to ensure a speedy commitment from your financial lending institution.
- 5. Close the deal:** We work with experienced attorneys and qualified staff who are ready to meet all of your closing needs.

