



CAPITAL

Commercial & Private Money Lender

## Broker Email Scripts – Referral Sources

Hi **[Referrer Name]**,

I'm excited to tell you about a new loan product that I believe will add tremendous value to my referral partners. My company is broadening its product line to include small-balance commercial real estate mortgages for loans from \$100,000 to \$2 million.

This niche program is ideal for clients who are looking to invest in commercial real estate or small-business owners who are interested in purchasing or refinancing a property. With flexible terms and reduced income documentation requirements, our solution makes sense for prospective borrowers who struggle to work with traditional banks.

Eligible property types include: multifamily, mixed-use, retail, office, self-storage, light industrial, automotive, mobile home park, daycare center, restaurant, and bar.

Here are some of the benefits of our unique program:

- LTVs up to 80% on purchases and 75% on refinances
- Flexible rate and term options
- Amortizations up to 30 years
- Cash-outs available

Please let me know if you are seeing commercial loan scenarios that could be a good fit for our program. I'd be happy to give you more details or discuss your current deals.

**[Your Name]**

**[Company Name]**

**[Phone]**

**[Email]**

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