



The Smart Money

Unique Programs for Investment Properties

Explore these unique mortgage programs offering more flexibility to help you achieve your investment goals.

"Creating Wealth & Prosperity through Real Estate!"

DSCR (DEBT SERVICE COVERAGE RATIO)



- Evaluate property cash flow instead of relying solely on borrowers income to qualify.
- Ideal for investors with strong cash flow property.
- Maximize your borrowing potential based on the properties rental income.

BANK STATEMENT LOAN



- Benefit from a loan based on your bank statements, not tax returns.
- Ideal for self-employed investors with non-traditional income.
- Simplified documentation and faster approvals for qualified applicants.

PORTFOLIO LOANS



- Ideal for investors who don't meet conventional loan requirements
- Financing options beyond standard mortgage programs with alternative qualification standards.
- Tailor-made financing to suit your specific investment needs.

1031 EXCHANGE FINANCING



- Defer capital gains taxes by investing proceeds from property sales.
- Leverage 1031 exchange to grow your portfolio. Strategically reinvest in "like-kind" properties and optimize returns.

DELAYED FINANCING



- Purchase investment property in cash and refinance quickly.
- Recoup your initial investment faster and expand your portfolio.
- A smart strategy for savvy investors seeking quick capital access.

CASH-OUT REFINANCE



- Access equity from other properties to buy more investment real estate.
- Unlock your equity potential of your existing properties to expand your portfolio.
- Leverage your assets for new investment opportunities.

All loans subject to underwriting and/or investor approval. Other restrictions may apply. This is not an offer of credit or a commitment to lend. Guidelines are subject to change. Equal Opportunity Lender - YourLoanPro powered by AXEN Mortgage NMLS 85226, 3100 W Ray Rd. Ste. 201.209, Chandler AZ, 85226. ILLINOIS Residential Mortgage Licensee #1660690. Contact us for questions or additional information. www.YourLoanPro.com

For personalized guidance on the best programs for your investment goals, contact us today!
Our experienced team of professionals are here to help you make informed investment decisions.

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With you every step of the way!

