

## Improve Your Funding Options, Time Lines And Cash Flow.



Whether you need to refinance an existing commercial property loan or need to obtain a loan for a new acquisition, Blue Coast can structure a commercial loan that truly meets your company's specific needs. In the past, commercial mortgages could often be complicated, difficult to understand and costly. Our system eliminates all of that—including the guesswork associated with the commercial loan application process.

### **YOU'LL LIKE OUR SIMPLE APPLICATION—AND FAST APPROVAL**

After obtaining some basic information about your company, Blue Coast can typically underwrite a loan proposal that will meet your needs within hours. Our investment partners are national lenders that will entertain loan requests that are debt-only or debt and equity combined.

In fact, as an innovative lender committed to simplifying the entire commercial property loan application process, you can count on the Blue Coast Financial Group to provide exceptional client service, competitive terms and rates, as well as a reliable closing schedule. There are no complicated forms to complete. And your approved loan will close in a matter of weeks—not months.

Best of all, Blue Coast can arrange from-the-ground-up financing for commercial projects that range in scope from commercial, industrial and retail projects to mini-storage facilities, hotels and even marinas.

### **WE'LL MATCH YOU WITH THE RIGHT LENDER, AND THE RIGHT TERMS**

Blue Coast Financial has broadened its line to include any commercial real estate mortgage from as little as \$250,000 up to hundreds of millions of dollars. Our loan program is unique in that it requires as little as 10% down when purchasing an owner-occupied property. We focus on the financial strength of the borrower as well as property cash flow—with emphasis on borrower's financial strength.

With direct access to the most aggressive lending sources in the country, your Blue Coast Advisor will work diligently to structure financing terms that best suit your needs. As a direct correspondent to several lending institutions, our clients benefit by receiving direct pricing from each capital source.

### **REFINANCE NOW—AND INSTANTLY IMPROVE YOUR CASH FLOW**

As a commercial real estate owner, you may need to refinance properties as an alternative to selling them outright or to replace credit lines that expire soon. The decision to refinance should be based entirely on the building's circumstances in order to make sense.

A competitive refinancing program may be available to you that will allow you to consolidate all of your business debts into a single payment. What's more, with approved credit, all of our loans are also assumable.

### **HOW OUR COMMERCIAL REAL ESTATE FUNDING PLANS WORK:**

- Fixed-rate, interest-only loans are available from 6 months up to 30 years.
- You can choose to pay more toward your principal at any time.
- After the fixed-rate period, you pay interest plus principal. (Note: the interest rate can only be adjusted once every 6 months.)

Talk to your Blue Coast Financial Advisor to quickly find a Commercial Real Estate Funding program that's tailored to fit your company's financial needs.

### **GETTING A "SECOND OPINION" FROM BLUE COAST IS COST-FREE AND RISK-FREE. JUST LIKE THE PEACE OF MIND IT PROVIDES.**

Now, thanks to Blue Coast, it's easy to get an expert "second opinion" on a score of crucial business-to-business services. And enjoy a "win-win" situation—regardless of the results.

For starters, with Blue Coast, there's no initial cost, risk or obligation. We simply want to help you to be the best manager you can be. Make it quicker and easier for you to do your due diligence. And introduce you to some smart new ways for your company to save money.

Often, the savings can be significant. But even on those rare occasions when Blue Coast can't save you money, you'll still come out way ahead. Because you'll have gained the added peace of mind that comes from knowing your company has already made a wise, cost-effective choice regarding a specific service, resource and/or vendor.

### **Your Blue Coast Advisor**

*Rawls Enterprises Inc.*

4263 Crosswinds Drive, Milton, FL 32583

Office Telephone: (850) 479-6256 / 479-6196

Office Fax: (850) 807-7280

**Bob Rawls:** Advisor  
Cell #: (850) 723-3081  
E-mail: bob@loopfl.com  
rrawls@bcfgservices.com

**Stephan Rawls:** Project Coordinator  
Cell #: (850) 723-3207  
E-mail: srawls@loopfl.com