

# INVESTMENT AND SMALL COMMERCIAL PROPERTY MORTGAGE PROGRAMS

## PROGRAM HIGHLIGHTS

### FIFTY IN A FLASH LOAN

**A low LTV loan with easy credit requirements.**

Designed for investors with derogatory credit issues and high equity seeking quick and easy credit qualifications.

#### KEY FEATURES

- Streamlined underwriting.
- No seasoning of ownership required.
- Improved pricing compared to our FlexTerm program.
- Available as a 3-year-fixed or 30-year-fixed loan, each amortized over 30 years.\*

#### PROPERTY TYPES

- Investor 1-4 (SFR, Condo, and 2-4 Units)
- Multi-Family (5+ Units)
- Mixed-Use
- Commercial (Office, Retail, Warehouse, Self-Storage, and Automotive)

### I/O LOAN

**A short-term interest-only loan program.**

Designed for investors seeking short-term financing with no prepayment penalties.

#### KEY FEATURES

- An interest-only, 24-month term provides lower monthly payments.\*
- Available for purchase or cash-out refinance.
- Perfect for acquiring or leveraging real estate holdings.
- A higher LTV than hard money options.

#### PROPERTY TYPES

- Investor 1-4 (SFR, Condo, and 2-4 Units)

*\*For those that qualify.*



(833) 421-8870

LPCCommercial@golendingpros.com GoLendingPros.com

Intended for use by real estate and lending professionals only and not for distribution to consumers.

LendingPros, 19000 MacArthur Blvd, Ste 200, Irvine, CA 92612 | Phone: 833.421.8870 | LendingPros is a registered DBA of OCMBC, Inc. NMLS ID #2125. Programs and rates are subject to change without notice. Underwriting terms and conditions apply and not all applicants will qualify. Turn time estimates are not warranted or guaranteed. Intended for use by real estate and lending professionals only and not for distribution to consumers. OCMBC, Inc. is licensed in the following states that require specific licensing disclosures: AZ (#0909401). CA CFL - Loans made or arranged pursuant to the California Financing Law, Licensed by the Department of Financial Protection and Innovation under the California Residential Mortgage Lending Act (#4130724). GA Georgia Residential Mortgage Licensee (#20571). IL MB.6759942 Illinois Department of Financial and Professional Regulation, Division of Banking, 100 West Randolph, 9th Floor, Chicago, IL 60601 1-888-473-4858. MA Lender (#ML2125). MO Missouri Mortgage Company License #2125 In-State Office: Missouri In-State Branch License #2396190 3636 S. Geyer Road, Suite 100, Office 134, St. Louis, MO 63127. RI Rhode Island Licensed Lender. NJ Licensed by the N.J. Department of Banking and Insurance. VA NMLS ID #2125. Also licensed in AK, AL, AR, CO, CT, DC, DE, FL, HI, IA, ID, IN, KS, KY, LA, MD, ME, MI, MN, MS, MT, NC, ND, NE, NH, NM, NV, OH, OK, OR, PA, SC, SD, TN, TX, UT, VT, WA, WI, WV, and WY. Not licensed or conducting business in New York. For more licensing information, visit the Nationwide Multistate Licensing System's Consumer Access website [www.nmlsconsumeraccess.org](http://www.nmlsconsumeraccess.org). Copyright 2026.

Revised 10.09.25

