



HOW DO WE DO IT

Times have changed and we have adjusted with it. We are using creative approaches to new projects to make them a reality. We can bring service and material providers to your project that can provide up to 100% of the Equity required with minimal cost to your project.

We retain your designs and renderings almost always and have no desire to change your project in any way except how you fund it in today's marketplace.

Contact us for a complete description of the program and let us show you how much money we can save you on your next project.

YOU NEED EQUITY FOR YOUR REAL ESTATE DEVELOPMENT PROJECT? WE CAN HELP.

We live in a new financial era where new financial solutions are required. We have an exceptionally creative Equity Program available that can provide Equity with the cost built into the cost of your project. We also use cutting edge construction material and processes to cut down your construction period, thus accelerating your income phase. In addition to this, we are capable of providing top quality service providers in order to maximize the effectiveness of the program.

What does that mean for your project? It means your Pro Forma profit increases dramatically with little to no Equity costs. It means your project has a much greater chance of success as there are fewer chances for cost overruns and delays. It means that you are increasing your profits, while reducing your risks. It means you can start your project as soon as you are ready to build.

It means that you should contact us today and submit your project right away!



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Construction PROJECT EQUITY

New Construction and Development Project Equity Partnership





THE **BIG** DIFFERENCE.

THIS EQUITY CAN TAKE YOUR REAL ESTATE CONSTRUCTION AND DEVELOPMENT BUSINESS TO THE NEXT LEVEL

PROGRAM SUMMARY

Up to 25% of Project costs
Up to 5 years from CO for repayment
NO Preferred Return or Carry Costs
NO Ownership taken in the project
Equity comes from Fortune 25 Subsidiary
Works with Senior and Student Housing
Apartments, Mixed Use, and Hotels
Use your own GC in some cases

WHAT IS NEEDED FOR SUBMISSION

1. Executive Summary
2. Pro Forma (Detailed)
3. Plans/Specs (Prelims MAY be ok)
4. Debt LOI/Term Sheet*

After project is given a preliminary green light, we will execute a Fee Agreement and NCND with you and your firm.

* Sometimes possible to proceed prior to debt commitment - case by case ONLY

FREQUENTLY ASKED QUESTIONS

Q Will I maintain total ownership and control of my project?

A Absolutely! You will retain control and responsibility for your project's success and will not have to give up any Equity in the project as a result of this cash infusion. We will be just as invested in making your project successful

Q Can you provide Construction debt as well as the Equity?

A Certainly, we can submit to our sources, some of whom are familiar with this Equity product. We can provide competitive access to sources such as HUD, FNMA, USDA, SBA as well as conventional, local and regional banks

Q What if I have a specific design or rendering that is specifically designed for the local area for my development?

A No Problem! We use every effort to produce the precise product that you have designed and you want. We may be able to offer some less expensive alternatives thru Value Engineering but never without your approval.

Q Are there any fees or unsubstantiated parties involved in this?

A There are no upfront fees and we are 100% confident that you will have complete confidence in your partners for this program. We are paid a success fee of 3% of the funded amount at closing.

Q This sounds too good to be true.

A Not really a question but yes, that is one of the most common things we hear. Check us out, I guarantee you that you will like what you find.