

A Mortgage & Loan Offering Designed for International Investors

International Investors Mortgage, LLC (IIM) was founded by bringing together professionals from the immigration, investment, and mortgage industries. Our founders realized that there was a lack of access to quality credit solutions in the US for new immigrants and foreign nationals.

Due to their lack of sufficient credit history, assets, or income in the US, a large percentage of international investors and foreign nationals are underserved by traditional lenders in the US, despite having solid credit histories in their home countries.

International investors and foreign nationals in the US need a champion to understand their needs and provide solutions to access US credit and financing options.



Challenges International Investors Face When Buying Property in the US

- Substantial down payment requirement because of insufficient US credit history
- Foreign exchange and/or capital controls in their home country
- Limited liquidity in the United States

Why International Investors Mortgage

IIM has partnered with the best in the industry to provide an end to end solution that is personalized for each client.

Salient Features:

- Understanding property choices in the US - primary residence for self-use, vacation homes, rental income properties, or commercial real estate options
- Access to a countrywide network of brokerage services and leading real estate agents to identify the right property, obtain investment advice, and arrange viewing options
- Capital providers that understand foreign investor needs for financing options
- Consultation & support to complete all of the documentation including finding the most beneficial structure whether in the name of an individual, multiple family members, a trust or an LLC



Best-in-class terms:

- ▶ Fully transparent fee
- ▶ All-in interest rates and fees instead of multiple charges and hidden fees
- ▶ Closing costs and origination fees can be included in the loan value itself
- ▶ Clear explanation of the underwriting process with the rationale behind proposed down payment requirement and interest rates offered
- ▶ Built in flexibility for early loan repayments
- ▶ Refinancing opportunities at lower interest rates

Specially Designed for EB-5 Investors:

Unlocking additional value for EB-5 investors: leverage the value of an EB-5 investment long before it's returned by the EB-5 projects, without any impact to the EB-5 petition processing.

Our Solutions

- We are trusted partners for foreign nationals to access quality loans for the purchase or refinancing of US property.
- International Investors Mortgage has partnerships with companies that can help you each step of the way: whether you are evaluating property choices, purchasing a property, or setting up management of a rental property.
- The goal is to remove the stress from the buying process and make the US property ownership experience for investors as delightful and gratifying as it should be.

EB-5 Investment Backed Loans –
Up to 50% of the
EB-5 Investment

Owner Occupied Home Loans –
from \$200,000
to \$20 million

Rental Property Loans – from
\$100,000 to
\$20 million

Refinance of Already Purchased Property by Foreign Nationals –
Any Value

Customized Solutions Can Be Discussed To Address Your Specific Needs



To learn more, contact us at: sales@intlmortgage.com



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