



If opportunities for deals  
are slipping through  
your fingers...

## We'll help you cash in on the winners!

While institutional lenders are running away from non-conventional loans...As sub prime lenders are going lame and dropping out of the race...Here are the top ten reasons we bet you can make money in this market!

- Your borrower is in default
- An owner needs to pull out cash to expand, or improve property
- An owner wants to buy out a partner or spouse
- You need to do triage on a real estate deal gone wrong: A non-refundable purchase deposit is about to expire or your deal falls out of escrow
- Tax liens need to be paid off
- An owner has low occupancy on rental properties
- A property has non-permitted units
- A balloon payment is about to come due
- You need to cross-collateralize between two properties
- An owner needs a legacy/early inheritance loan

### For over 10 years...

We have been SoCal's direct lending authority—specializing in custom coastal loans for residential, commercial and mixed use. We know the markets. We have the investors. We pay an average of 2+ points. If a deal can be done, we make it happen.

**1-888-827-2001**

Ask for Jim Perry, President & CEO.

**[www.allianceportfolio.com](http://www.allianceportfolio.com)**

To learn more, or submit an application.

**ALLIANCE**  
PORTFOLIO™  
Custom Coastal Loans

Alliance Portfolio is a recognized expert in the field of real estate investment. We are an approved continuing education instructor for mortgage pools and mortgage-backed securities in California, as well as a member and platinum sponsor of the OC Financial Planners Association.