



Commercial Property Programs

The Wirt-Rivette Group can provide up to 100% financing on commercial real estate.



Equity Builder™ Program: This program provides up to 100% financing on commercial real estate. You can purchase a new building or build new.

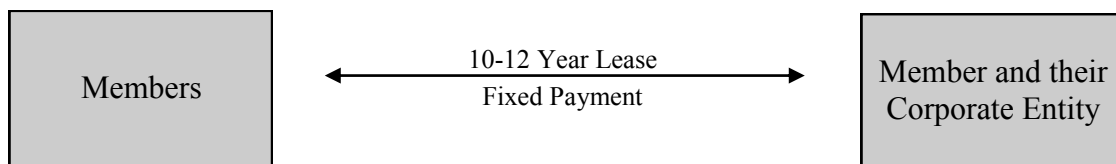
- **Equity Builder™ Commercial Purchase**

Scenario: LLC Member and The Wirt-Rivette Group (WR) Purchase the Building

WR and Participating Member (PM's) will form a joint venture LLC and purchase a commercial building or finance a property purchase and building construction.

WR/Steve Wirt & Clarence Rivette and PM/owners are members in the LLC. The PM percentages are normally up to 50% and are based on credit.

The member's corporation and the members personally sign a 10-12 year lease with the JV, LLC.



JV, LLC

- Building Purchase

Sale Leaseback: This program allows you to leverage your existing property to acquire capital to grow and expand your business. With the sale leaseback program there is a negotiated buyout at the end. Once the buyout is paid the client then owns the building. This can be used for real estate, equipment or both. 100% financing may be available.

Lease Purchase: With this program WR purchases the building and leases it back to the client for a fixed term with a negotiated buyout at the end. Once the buyout is paid the client then owns the building. 100% financing may be

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