

Subject: Secure Your Next Investment Property with the Venture DSCR Loan

Date: Tuesday, June 24, 2025 at 11:27:06 AM Mountain Daylight Time

From: Charlie Content

To: Melissa Gates



IN THE MARKET FOR AN INVESTMENT PROPERTY?



Hi Markie,

Are you in the market for your next investment property? With the Venture Debt Service Coverage Ratio (DSCR) Loan, experienced homeowners & real estate investors could secure funding without having to show tax returns or pay stubs!

Here are some key features that make the Venture DSCR Loan stand out:

- Simple Qualification Requirements - If the subject property is able to generate enough revenue to cover the monthly Principal, Interest, Tax, & Insurance (PITI) payments, then you could utilize the Venture DSCR Loan.
- No Borrower Income Needed - No income? No problem! The Venture DSCR loan requires two months of bank statements to ensure the borrower has the funds to cover the down payment, closing costs, & reserve requirements.
- Low Credit Score Requirement - A credit score of 640 or higher could qualify you for a DSCR loan.

- Flexible Loan Amount - The Venture DSCR Loan offers a wide range of loan amounts, starting from \$100,000 and going up to \$3,000,000.

I would love to connect to see if a Venture DSCR Loan would be the right fit for your situation!

Thanks,



Castle & Cooke
MORTGAGE, LLC

Charlie Content

Loan Officer | NMLS ID #123456

📞 801-867-5309 📠 888-777-7777

✉ charliecontent@castlecookemortgage.com

🌐 www.castlecookemortgage.com

© 2025 Castle & Cooke Mortgage, LLC | NMLS #1251 | castlecookemortgage.com | Equal Housing Lender | 13751 South Wadsworth Park Dr, Suite 101, Draper, UT 84020 | LO State License: AZ#12345; CA# 123456; MN#12345; NV #12345; TX# 123456; WA# 123456 | Corporate State License: Arizona Banker/AZ BK #0908287 ; Licensed by the Department of Financial Protection and Innovation under the California Residential Mortgage Lending Act, License #4130740 ; MN# MN-MO-1251; MN# MN-MO-1251.1 ; NV# 3201 ; TX# 1251 ; WA# CL-1251 This is not a commitment to make a loan. Not all who apply will qualify. Loans are subject to borrower and property qualifications. Contact Loan Officer listed for an accurate, personalized quote. Interest rates, program qualifications and offerings are subject to change without notice.

Approval Code: 0823CCMFLY169

To unsubscribe or manage your email preferences [Click Here](#)