



Access Florida Finance Corporation
Minority Business Newsletter
March 2007

An Alternative Idea For Business Financing:

How many of us, when in need of business or personal financing, think small? By thinking small, I mean obtaining just enough to get by. The age old question: "Would you rather be \$2,000 in debt or \$2 million in debt?" answers whether someone is thinking small or abundantly. The small thinker says \$2,000, while the abundant thinker says \$2 million, because someone has to believe in you enough to loan \$2 million.

Staying with this thought, when looking for business financing, especially with a business that is expected to grow and need additional space over the next ten years, why not buy a large building rather than a small building or rent space?

If a growing business purchases a building, the loan is easier to obtain, because it is secured by real estate, the term is longer and the rate is lower than a conventional business loan. Plus, the lender looks at the collateral (i.e. the building) rather than the assets and cash flow of the business or its owners.

The growing business then occupies 25% of the space, for example. The remaining 75% is leased out to other businesses and the entity owning the building becomes a landlord and obtains passive income to help offset the additional mortgage cost incurred by purchasing a large building rather than a smaller one. Make sure you have or hire the ability to manage the property efficiently, though.

Over the years, as the business grows and needs additional space, the space that was leased out can be taken over by the business as the leases expire. This, of course, requires careful business planning and willing tenants. However, it can be done. Imagine, growing the business and not having to worry about moving for the next ten or twenty years!

We can assist you with planning this business strategy from budgeting spatial needs to obtaining financing. [Email](#) or call [Access Florida Finance Corporation](#) at 850-878-0275 today.

Affiliation with the Florida Black Chamber of Commerce



The [Florida Black Chamber](#) Family is proud to announce its affiliation and support of [Access Florida Finance Corporation](#) as a preferred provider of services to its chamber affiliates and members. Mark Scovera, President of [Access Florida Finance Corporation](#) is a trusted friend and advisor and truly dedicated to servicing minority-owned businesses.

This relationship fits! The Florida Black Chamber primary function is the development of small and disadvantaged businesses. Access to capital is one of the major inhibitors of growth of minority businesses. [Access Florida Finance Corporation](#) was established to be the innovative partner we have sought since our inception. We urge all our members to explore the opportunities available via our partnership and seek the technical support and training offered. Join us in welcoming Mark and [Access Florida Finance Corporation](#) into the family. Mark has also agreed to serve on the Florida Black Chamber's Board of Trustees, solidifying his commitment.

Here is to Mark and [Access Florida Finance Corporation](#) and Florida Black Chamber's 18 Affiliates relationship for a Greater Florida!!!! Welcome Mark!!!

Gene Franklin
President/CEO
Florida Black Chamber of Commerce



Top 5 Tax Tips:

1. **Gather your records in advance.** Don't forget to save a copy for your files.
2. **Get the right forms.** They're available around the clock on the IRS Web site.
3. **Take your time.** Rushing can lead to making a mistake.
4. **Double-check your math** and verify all Social Security and FEIN numbers.
5. **Consider e-filing.** E-filing catches math problems and gives confirmation for your return. Taxpayers who file electronically get their refunds in about half the time as those who file paper returns.

Upcoming Events

March is Africa Awareness Month. The Tallahassee and African Sister Cities Coalition, Inc. (TASCC) will be holding its 6th Annual Africa Awareness Month festivities in Tallahassee March 6-9, 2007. Mark Scovera, [Access Florida Finance Corporation](#) President, is scheduled to speak at the Mary Brogan Museum on Thursday March 8 at 8:30am. For further information, please contact [Mr. Arturo Lugisse](#) at 850-212-2914.

We want to hear from you

We want to know what you think.

Please visit <http://www.indigokey.com/AccessFloridaFinance/> to take an informal survey of your business needs in order to assist us in serving you better. You can also “opt-in” for future communications from AFFC.



Send your comments and suggestions to info@AccessFloridaFinance.com.

Disclaimer

The information provided in this newsletter is for informational purposes only. It is not intended as a substitute for the counsel of your financial and legal advisor(s).

To ensure our future messages are delivered to your inbox and don't end up in your junk or spam filters, please add newsletter@AccessFloridaFinance.com to your address book and safe senders list.