



## Short-Term Multi-Family Financing

Obtain short-term financing for 5+ unit apartments & mixed-use properties.

### LOAN CRITERIA

**Collateral:**

Multi-Family Apartment Buildings (5+ Units)

**Term:**

12 Months

**Loan Amount:**

\$250K\*\* - \$2.5M (\$1M Max Per Unit)

*\*\*Minimum As-Is Value Requirement of \$375k. Subject to Increase Based on Location.*

**LTV:**

**Stabilized Bridge**

*Purchase:* Up to 75% of the As-Is Value

*Refinance:* Up to 70% of the As-Is Value

*Cash-Out:* Up to 65% of the As-Is Value

**Fix & Flip**

*Purchase:* Up to 80% of the Purchase Price + 100% of the Rehab Costs

*Refinance:* Up to 70% of the As-Is Value + 100% of the Rehab Costs

*Cash-Out:* Up to 65% of the As-Is Value + 100% of the Rehab Costs

**Credit Score:**

650 Minimum



**APPLY TODAY!**



# Short-Term Multi-Family Financing

Fast Financing that Fits Your Real Estate Investments

## LEVERAGE BASED ON EXPERIENCE

	EXPERIENCE IN THE LAST 3 YEARS*	MAXIMUM LOAN-TO-VALUE	MAXIMUM LOAN-TO-COST
STABILIZED	Completed 0 Flips	Up to 80% of Purchase + 100% of Renovation Costs	Up to 70% of the ARV
	Completed 1-4 Flips	Up to 85% of Purchase + 100% of Renovation Costs	Up to 75% of the ARV
	Completed 5+ Flips	Up to 90% of Purchase + 100% of Renovation Costs	Up to 75% of the ARV
	EXPERIENCE IN THE LAST 3 YEARS	MAXIMUM LOAN-TO-COST	MAXIMUM AFTER-REPAIR VALUE
LIGHT REHAB	Completed 0 Flips	Up to 80% of Purchase + 100% of Renovation Costs	Up to 70% of the ARV
	Completed 1-4 Flips	Up to 85% of Purchase + 100% of Renovation Costs	Up to 75% of the ARV
	Completed 5+ Flips	Up to 90% of Purchase + 100% of Renovation Costs	Up to 75% of the ARV
MODERATE REHAB	Completed 0 Flips	Up to 80% of Purchase + 100% of Renovation Costs	Up to 65% of the ARV
	Completed 1-4 Flips	Up to 85% of Purchase + 100% of Renovation Costs	Up to 70% of the ARV
	Completed 5+ Flips	Up to 90% of Purchase + 100% of Renovation Costs	Up to 75% of the ARV
HEAVY REHAB	Completed 0 Flips	Up to 65% of Purchase + 100% of Renovation Costs	Up to 55% of the ARV
	Completed 1-4 Flips	Up to 70% of Purchase + 100% of Renovation Costs	Up to 60% of the ARV
	Completed 5+ Flips	Up to 75% of Purchase + 100% of Renovation Costs	Up to 65% of the ARV

\*Within The Same State As The Subject Property

**Light Rehab:** A renovation budget which is 2.5% - 50% of the Initial Value, and does not qualify as Moderate Rehab or Heavy Rehab.

**Moderate Rehab:** A renovation budget which is 50.01% – 100% of the Initial Value, and does not qualify as Heavy Rehab.

**Heavy Rehab:** A renovation budget that exceeds 100% of the initial value OR a project that involves more than a 20% expansion of the initial sq ft or at least 750 sq ft OR a project that involves a change in use.



