

100% Loan to Cost Construction Financing Commercial Projects and Residential Subdivisions

With or Without Land and/or Development Costs Minimum: \$3M Domestic or \$5M International

Program Guidelines are as follows:

- **INTEREST RATE:** 4.5%
- **LOAN TERM:** 5 year Fixed Interest Only Payments
- **LENDER ORIGINATION FEE:** 10% (added to loan)*
- **CLOSING FEES:** Normal, Customary and Reasonable for transaction type (paid by lender)
- **INTEREST RESERVE (added to loan)**
- **REQUIREMENT:** 25% Minimum Profit Margin of "As Completed Value" or "Sale Out"
- **TURN AROUND TIME:** 3 weeks for Formal Loan Commitment
- **NO** Letter of Intent or Term Sheet; Formal Commitment Letter only
- **NO** Prepayment Penalty
- **NO** Recourse to Principals
- **NO** Tax Returns Required
- **NO** PFS Required
- **NO** Credit Score Required
- **NO** Appraisal Required
- **NO** Presales Required
- **NO** Escrow Required
- **NO** Loan Limit
- **NO** Need to Complete Phases for Disbursements
- **FIRST DISBURSEMENT** (maximum 50% of total costs)
- **COMMITMENT FEE:** \$10K due after receipt of Formal Loan Commitment
- **PROCESSING FEE** \$3,500.00
- **LOAN FUNDING:** 2-6 Disbursements based on loan size
- **FIRST DISBURSEMENT:** 45 days
- **ADDITIONAL DISBURSEMENTS:** No later than 40 Calendar Days from 1st Disbursement