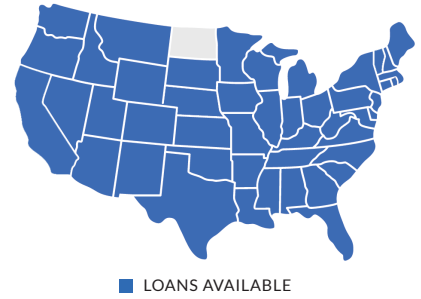


OVERVIEW

LOAN AMOUNT	\$100,000 - \$3,500,000
INTEREST RATE	8.99%
PAY RATE	0.00% (no monthly payments)
POINTS	2.5%
RECOURSE	Full or, under certain exceptions, Non-Recourse
TERM	8 Months + 4 month extension
OTHER	For greater detail, request a term sheet



LOAN SIZE

	QUALIFICATIONS			LOAN SIZE			
	Rentals & Builds Since 2014		BFI Repayments Last 5 Years	Purchase Value		Closing Costs	AFTER CLOSING
LEVEL 1	20+	AND	3+	85%	+	100%	+ 100% of work (up to 75% ARV)*
LEVEL 2	20+	AND	0	80%	+	100%	+ 100% of work (up to 70% ARV)*
LEVEL 3	10+	AND	2+	80%	+	100%	+ 100% of work (up to 70% ARV)*
LEVEL 4	10+	AND	0	75%	+	100%	+ 75% of work (up to 65% ARV)
LEVEL 5	5+	AND	0	70%	+	100%	+ 70% of work (up to 60% ARV)

ARV ADJUSTMENTS

		NEGATIVE ADJUSTMENT	POSITIVE ADJUSTMENT
FINANCIALS	Credit Score	below 700	780 or higher
	Bank account, 2 month balance	below \$75,000	\$350,000 or more
	Net worth excl. primary residence	below \$500,000	\$5,000,000 or more
MARKET	Population within 3-miles	below 25,000 and/or decreases	50,000 or more AND strong growth
	Issues flagged in valuation	Yes	N/A
	Affordability	Low (overbuilt / limited buyers)	N/A
HISTORY	Presold or refinancing in place	N/A	Yes
	Litigation financial institution past 10 years	Yes	N/A
	Foreclosure(s) past 10 years	Yes	N/A
	Bankruptcy issue in past 10 years	Yes	N/A
	Delinquency with builder supplier	Yes	N/A
	Outstanding real estate liens	Yes	N/A
	Real estate loan delinquency	Yes	N/A
Performance issue on BFI loan	Yes	N/A	

Last updated February 2024. *If loan per unit is >\$1 million, limited to 70% ARV. If >\$2 million per unit, limited to 65% ARV. All terms assume ongoing performance of the loan. Information contained herein is not comprehensive, may not apply in all states, and is subject to change. This does not constitute any form of lending agreement or the basis of any claims. All loans are subject to credit approval. AZ Mortgage Banker License BK#1002339 | OR Mortgage Lending License: ML-5764 | NMLS ID: #1755064