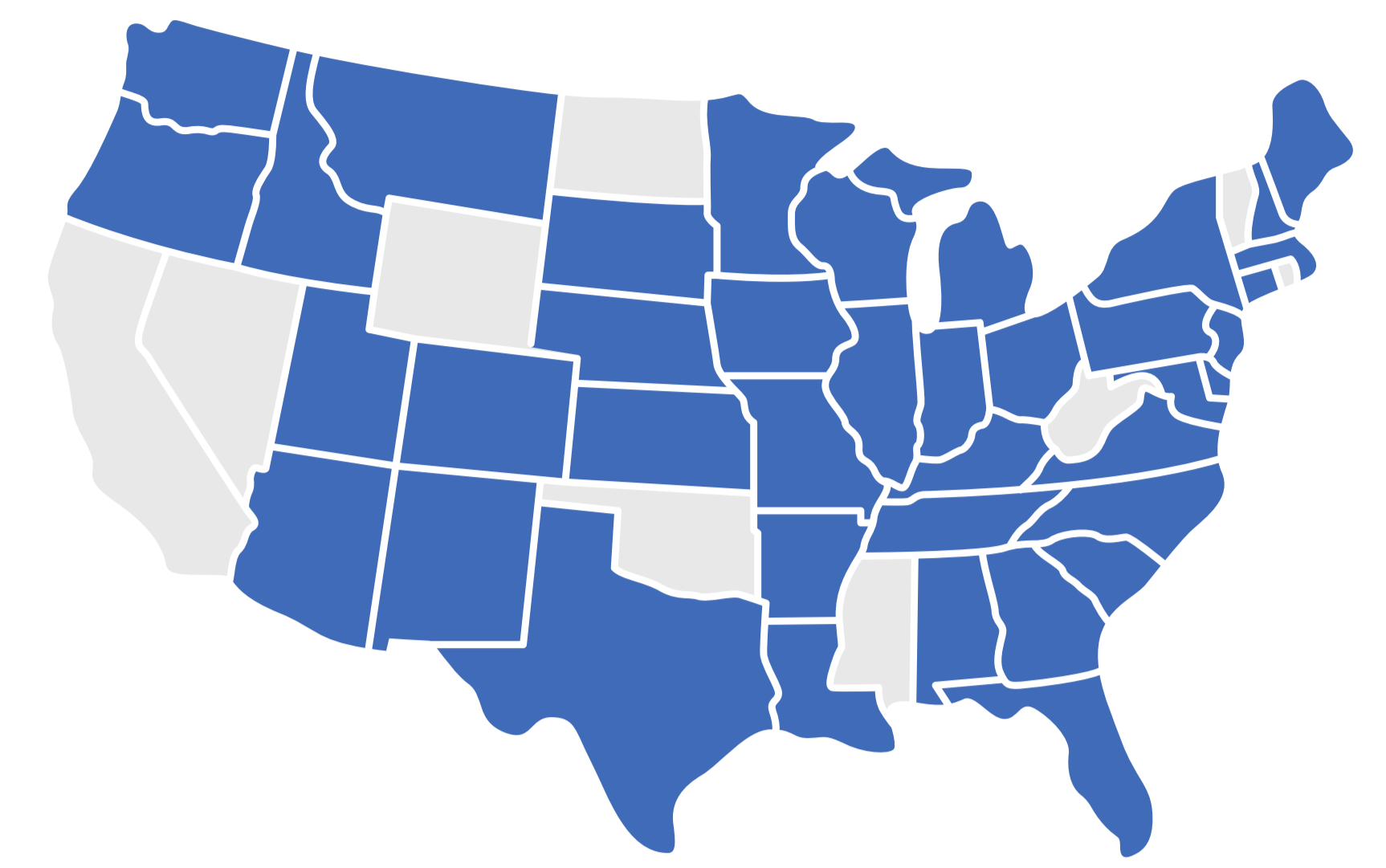


OVERVIEW

LOAN AMOUNT	\$100,000 - \$350,000 (call for other loan sizes)
TERM	8 Months (extensions available)
INTEREST RATE	9%
POINTS	1.5%
PROCEEDS	Up to 80% of purchase AND 100% of work
RECOURSE	Full or, under certain exceptions, Non-Recourse
OTHER	Interest and fees can be paid off at maturity. Minimum interest requirement of 3% of loan commitment. Borrower pays all lender costs, including any referral fee. Terms are different in TN and potentially for foreign investors.

GEOGRAPHY



■ CURRENTLY LENDING

LOAN SIZE

	QUALIFICATIONS		LOAN SIZE	
	(A) Bought & Sold ¹	(B) BFI Repayments	CLOSING - Max Advance	AFTER CLOSING - Max Advance
LEVEL 1	40+	AND 4+	80% of purchase (up to 80% LTV)	100% of work (up to 75% ARV)
LEVEL 2	20+	AND 2+	78% of purchase (up to 78% LTV)	100% of work (up to 73% ARV)
LEVEL 3	15+		75% of purchase (up to 75% LTV)	100% of work (up to 70% ARV)
LEVEL 4	10+		70% of purchase (up to 70% LTV)	100% of work (up to 65% ARV)
LEVEL 5	5+		65% of purchase (up to 65% LTV)	100% of work (up to 60% ARV)
LEVEL 6	1+		60% of purchase (up to 60% LTV)	Nothing after closing

¹ all verifiable, 50%+ since 2012

ARV ADJUSTMENTS

		NEGATIVE ADJUSTMENT	POSITIVE ADJUSTMENT
FINANCIALS	Credit score	below 700	780 or higher
	Bank account, 2 month balance	below \$10,000	\$350,000 or more
	Cumulative net worth	below \$500,000	\$5,000,000 or more
MARKET	Population within 3-miles	5,000 - 25,000	50,000 or more AND strong growth
	Growth trend	Major decreases	N/A
	Affordability	Low (overbuilt/limited buyers)	N/A
	Loan exit in place	N/A	Yes
BACKGROUND SEARCH	Litigation with financial institution	Within the year	N/A
	Foreclosure(s) since 2012	Yes	N/A
	Bankruptcy issue in past 10 years	Yes	N/A
	Delinquency with building supplier	Yes	N/A
	Outstanding real estate liens	Yes	N/A
Real estate loan delinquency	Yes	N/A	

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.