

**CONSTRUCTION FINANCING**

Residential (1-4) Ground-Up Construction

Flexible construction financing for builders and developers of spec homes, subdivisions, and small multifamily projects.

STARTING RATE

8.99%

TERM LENGTH

12-24 Months**LOAN SIZE****\$500K - \$3M**

Up to \$10,000,000 on exception basis for experienced sponsors.

LOAN-TO-COST (LTC)**Up to 90% LTC**

Covers up to 100% of vertical construction costs.

LAND LEVERAGE**Up to 75% LTV**

75% LTV for permitted land / 60% LTV for unpermitted land.

FICO SCORE**680 Median**

Minimum credit score requirement for primary guarantor.

DRAW PROCESS**Plans & Permits**

Initial draw available upon approval of plans and permits.

CLOSING SPEED**30-45 Days**

Efficient underwriting process focused on project viability.

Ideal Borrower Profile

- ✓ Experienced home builders and developers
- ✓ Projects with approved plans and permits
- ✓ Infill locations in major metro areas
- ✓ Sponsors seeking high leverage for scale

Underwriting Focus

We evaluate the project's feasibility and the sponsor's ability to complete construction on budget and on time. Key focus areas:

- ✓ **Sponsor Experience**
Demonstrated history of completing similar ground-up projects successfully.
- ✓ **Budget Validation**
Detailed review of construction budget and contingency reserves.
- ✓ **Market Demand**
Analysis of local absorption rates and comparable sales for finished product.
- ✓ **Liquidity**
Verified liquidity to cover interest reserves and potential cost overruns.

Quote Requirements

- Project Address
- Construction Budget
- Sponsor Track Record
- Land Cost basis
- As-Completed Value
- Plan Set (Prelim)