# Loans

for Professional Residential
Real Estate Investors

# Fix and Flip

Bridge Loans **RESIDENTIAL 1-4 UNITS**

## Loan Amount

- $50K - $3MM

## Term

- 12 months standard
- 18 month option case-by-case

## Maximum LTC (% of purchase price)

- Up to 90% LTC

## Maximum Loan-To-Value (LTV)

- Up to 75% ARLTV

## Minimum Experience

- NO prior experience required

## Recourse

- Full Recourse Only

# Ground Up

Bridge Loans **RESIDENTIAL 1-4 UNITS**

| | 1-2 PROPERTIES | SMALL DEVELOPMENTS<br>3+ SIMILAR PAST PROJECTS |
|---|---|---|
| **Loan Amount** | • Min: $50,000<br>• Max: $3,000,000 | |
| **Property Count** | • Min: 1<br>• Max: 10 | • Min: 1<br>• Max: 2 |
| **Permitted Property Types** | • Eligible:<br>• Non-owner occupied 1-4 unit residential<br>• Townhomes<br>• Condos<br><br>• Ineligible:<br>• Mixed use properties<br>• 5+ unit multifamily properties<br>• Condotels<br>• Co-ops/TICs<br>• Commercial property<br>• Log Homes<br>• Properties subject to oil and/or gas leases<br>• Operating farms, ranches, or orchards<br>• Vacation or seasonal rentals<br>• Rural properties | |
| **Term Length** | • 12 to 24 month loan terms available | • 12 months, Up to 18 at Lender discretion |

# Ground Up

Bridge Loans **RESIDENTIAL 1-4 UNITS**

| | 1-2 PROPERTIES | SMALL DEVELOPMENTS<br>3+ SIMILAR PAST PROJECTS |
|---|---|---|
| **Maximum Loan-To-Cost** | • Up to 75% of the lower of land value or purchase price/60% if unpermitted, plus 100% of construction<br>• Max 90% of total project costs with financed IR, 85% of total project costs without financed IR<br>• LTC Catch Up Draw to raise initial advance to 75% at approval of required plans/permits post-closing | • Up to 75% of the lower of land value or purchase price/60% if unpermitted, plus 100% of construction<br>• Max 85% of total project costs<br>• LTC Catch Up Draw to raise initial advance to 75% at approval of required plans/permits post-closing |
| **Maximum Loan-To-ARV** | • Up to 70% | |
| **Experience** | • Previous real estate experience required: 3+ similar ground-up builds + heavy rehabs with expansion. Professional development / builder.<br>• Guarantors with no experience permitted with experienced guarantor that meets the above experience criteria | • Previous real estate experience required: 1-2 ground ups<br>• GCs if experience if permits tie to ground ups<br>• Guarantors with no experience permitted on a case by case basis |
| **Recourse** | • Full Recourse | |

# Stabilized Bridge

Bridge Loans **RESIDENTIAL 1-4 UNITS**

| | DSCR EXIT | NO DSCR |
|---|---|---|
| **Purpose** | • To provide bridge financing on a property that was recently renovated or constructed and is currently/soon to be listed for sale | • To provide bridge financing on a property that is currently rented or soon to be rented, but is not yet ready for permanent financing |
| **Property Types** | • Single family/2-4 unit/Townhomes/PUD/Warrantable condos | |
| **Loan Amount** | • Min: $50,000<br>• Max: $3,000,000 | |
| **Term Length** | • 12 months | |
| **Maximum Loan-To-Cost** | • 85% of purchase price + verified completed capex if property owned < 6 months | |
| **Maximum Loan-To-Value** | • 70% LTV | • 70% LTV |
| **Minimum FICO** | • 660 | |
| **Minimum DSCR** | • N/A | • 1.10 exit DSCR based on lower of in place rent and market rent |
| **Property Condition** | • C2 or better | • C4 or better with no deferred maintenance |
| **Collateral Restrictions** | • Property value within 90th percentile of market<br>• No rural, exotic, or unique properties | • No rural, exotic, or unique properties |

# Single Property Rental

Term Loans **RESIDENTIAL 1-4 UNITS**

## Minimum Loan Amount

- $75k - $2MM

## Property Types

- Single family residences (SFR)
- 2-4 unit properties
- Warrantable condos
- Townhomes
- PUD

## Term

- 30 years

## Rate Types

- Fixed and adjustable rate options available

## Maximum Loan-To-Cost

- If owned < 3 months, 80% of total cost basis

## Maximum Loan-To-Value (LTV)

- Up to 80% on purchase and rate & term. Up to 75% on cash-out

## Experience

- not required

## Minimum FICO

- 660

## Recourse

- Full Recourse only

## Lease Requirements

- Leased Units: Lower of (i) in-place rent & (ii) market rent
- Unleased Units: 90% of market rent

# Rental Portfolios

Term Loans **RESIDENTIAL 1-4 UNITS**

### Loan Amount

- Minimum Property Value: $72K
- Maximum Loan Amount: $2MM

### Property Type

- Non-Owner Occupied:
- Single family residences (SFR)
- 2-4 unit properties
- Warrantable condos
- Townhomes
- PUD

### Maximum Loan-To-Value (LTV)

- Up to 80% on purchase and rate/term refi. Up to 75% on cash-out

### Minimum FICO

- 680

### Minimum Debt Service Coverage Ratio (net cash flow/debt service)

- 1.05x

### Recourse

- Full Recourse with Pledge of Equity of Borrowing Entity

### Lease Requirements

- Minimum occupancy rate of 90% by unit count
- Leased Units: Lower of (i) In-place rent & (ii) Market rent
- Unleased Units: 90% of market rent

# OUR SERVICES

## WHITE LABEL TABLE FUNDING

We fund your borrower at the closing table in your entity name so that you can focus more on origination and less on raising capital.

## FULL BACK OFFICE SUPPORT

From underwriting, closing, and funding to loan servicing, Roc Capital's platform dramatically increases your business operations capacity, enabling you to become a lending powerhouse.

## FULL TECHNOLOGY SUITE

Our portal allows you to securely submit and price deals, check your borrower's credit and background, and follow the status of your loans throughout their lifecycle.

## CONCIERGE SERVICE

Dedicated relationship managers and chat rooms attended by underwriters to provide you instantaneous feedback and support.

## 360 EXPERIENCE

We are vertically integrated offering property insurance, appraisals, and preferred pricing at national home improvement retailers to help streamline the loan funding process and offer benefits to your borrowers.

# Leading Capital Provider for Private Lenders

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At this time, we are unable to lend in North Dakota, South Dakota, and Vermont.