Realty Capital Financial

REALTY CAPITAL FINANCIAL
YOUR SILENT FINANCIAL PARTNER

The $10 Million Builder's Fund

Private Lending *Masters* of:

The Residential 1-4 Unit Ground up & Rehab
We "Let the Deal Pay for Itself" Program
No Interest Payments for the Life of the Term

Bring the Land and Your Experience and we fund the whole deal

www.reallycapitalfinancial.com

SCAN ME

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Cell: 347-277-6178
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NPLA



Realty Capital Financial

The RCF Funding Math

$1 + $9 = $12

The Project's $1 in Equity or Cash = $9 in Funding

No Cash Close & Interest Payments until Term's End

The $9 in Funding Can Cover:

- Title - Origination - Insurance - Payoffs - Cashout
- The Build or Rehab Budget & All Interest for the Term
- No Term Late Fees or Default for Non-Interest Payments

- **Tier 1 - Experience:** 5 Projects in the last 4 Years
- **Tier 2 - Experience:** 1 Project in the last 4 Years
- Loan Amounts per Lot: $200,000 - $6,000,000
- Up to 90% Loan to Cost
- Always 100% of the Vertical Budget
- Total Loan up to 75% ARV
- 75% LTPP for Land - 90% LTPP for Rehab
- Credit Score: 680
- Never a Bank Statement or Income Statements
- Interest Reserves for 24 Months Included
- Interest Accrues Non-Dutch
- No Prepayment Penalty for Early Payoff
- We use Truepic - Fully Digital Draws

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The Experienced Builder's $10 Million Fund

Create Something out of Nothing!!!

Joint Venture with Landowners and Build with
No Cash to Close and No Interest Payments

$1 + $9 = $12

Project Scenario:

Land As - Is	**$120,000**
Payoff on land	**$40,000**
Land Net equity	**$80,000**

Total Loan Allowable - $80,000 x 9 = $720,000

Arv - $960,000 x 75% = Allows - $720,000

Total Deal Loan: - $715,544 - 74.5% LTARV

Covers all of the Below

• Budget To Build:	**$575,000**
• 24 Months IR:	**$75,544**
• Title Cost:	**$4,200**
• Insurance:	**$4,000**
• Processing-Legal:	**$2,500**
• Origination 2%:	**$14,310**
• Payoff:	**$40,000**
• Non Dutch Rate:	**10.5%**
• No PPP	

Gross Profit: $960,000 - $715,544 = $244,456

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Get Started Today

Questions? We're here to help!
Brokers Welcome!

Contact Us

✉ Email
info@realtycapitalfinancial.com

◉ Website
www.realtycapitalfinancial.com

☎ Phone
(908) 923-0100 or 347-277-6178

♟ Broker Relations
Heshy Safrin, Managing Director

Realty Capital Financial

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Your Silent Financial Partner