



FINLEY CAPITAL



LOAN STRUCTURE

Finley Capital LLC specializes in short-term fix and flip loans of up to 6 months for new and experienced operators in MICHIGAN, INDIANA, OHIO and VIRGINIA.

We lend only to limited liability company (LLC) entities.

LOAN AMOUNT DETERMINATION

PURCHASE PRICE	<i>up to 80%</i>
REPAIR BUDGET	<i>up to 100%</i>
LOAN TO VALUE	<i>up to 65% of after repair value</i>
LOAN AMOUNT	<i>\$50,000 - \$300,000</i>

NOTE: Funds allocated to repairs are held back in escrow by Finley Capital LLC and reimbursed to the borrower in three equal draws after proof of repairs and paid receipts have been submitted and reviewed.

FEE STRUCTURE

INTEREST RATE	<i>12% interest only (6mos prepaid)</i>
ORIGINATION FEE	<i>3% of loan amount</i>
#LENSAFE FEE	<i>\$995</i>
DRAW FEES	<i>\$200 per draw</i>

NOTE: Loan interest payments are collected up front for the loan term, but any overpaid loan interest is prorated back to the borrower at the time of loan repayment if applicable.

OTHER COSTS

BUILDER'S RISK & LIABILITY INSURANCE
LENDER'S TITLE INSURANCE
ATTORNEY DOC PREP
SETTLEMENT FEES

NOTE: We require insurance to be prepaid at closing and Finley Capital LLC must be named as an additional insured lender.

OTHER CONSIDERATIONS

NO GAP FUNDING OR SECOND POSITION LIENS PERMITTED.
NO OUT OF AREA INVESTORS PERMITTED.
LOAN QUOTES ARE BASED ON FACTORS INCLUDING PROPERTY CONDITION, LOCATION, AGE AS WELL AS BORROWER LIQUIDITY & EXPERIENCE

DISCLAIMER: This document is not a loan offer. Terms and conditions listed above are only an example of a typical loan structure from Finley Capital LLC. Every loan application is subject to underwriting, and loan terms are structured on a case by case basis based on risk analysis and other factors.

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