

Project Types: SFR and MFR rehabs and new construction.

Loan to Value: Up to 90% of purchase price and 100% of construction. However, our total LTV cannot exceed 70% of our estimated ARV. (Our clients tell us that we lend more than most other HMLs)

Master Loan: Provides cross-collateralization, which allows us to fund 100% when there is sufficient equity in our combined projects together. (This is another unique aspect of our loan programs that allows our borrowers to acquire the "next project" while the other 1 or 2 projects are in rehab process or listed for sale)

Construction Funds: We DO NOT charge interest on rehab/construction funds until the funds are disbursed. (Many HMLs charge interest on the full amount of the construction funds from day 1 because they have to get the funds from an individual investor, who wants to get paid for the full amount of the loan. Our fund structure allows us the flexibility of only charging interest when the funds are disbursed)

No third party approval required: All of our \$\$, valuation work and decision making is in-house, so we can move quickly with no surprises.

Draw Requests: Up to 2 per month, requires inspection, will pay vendors directly with invoice or reimburse borrower with invoice and cleared check. We only pay for work that is completed. No forward funding. (Inspections cost approximately \$100 to cover cost of 3rd party inspection, no mark-up)

Loan Pricing: Pricing varies based on geography, experience and project type. Call for details.

Loan Terms: Interest only, No prepayment penalties, No appraisal fees, No loan processing fees or other junk fees. You just pay us rate and points, that's it.

Low-Cost Insurance: Benefit from Iron Bridge's nationwide policy and insure your project for less.

From 2009 to 2018 Iron Bridge Lending has deployed over **\$590M** for projects nationwide.

Please call us at (503) 225-0300
Visit our website at
www.ironbridgelending.com

