YEG REALTY
CAPITAL SOLUTIONS

FIX-AND-FLIP LOANS

Up to 100% financing for seasoned investors.

Short-term capital to buy, renovate and exit. Business-purpose financing for non-owner-occupied projects, from light bridge loans to heavy rehabs.

WE FINANCE UP TO 100% FOR SEASONED INVESTORS

Leverage by experience (completed projects in the last 3 years)

EXPERIENCE	PURCHASE FINANCED	REHAB FINANCED
0 deals	85%	100%
1 to 4 deals	90%	100%
5 to 9 deals	95%	100%
10+ deals	100%	100%

Purchase financed is the share of the purchase price we lend. Rehab is funded through draws.

KEY TERMS

RATES
Rates starting from 9%

TERM
Up to 18 months (longer with approval), with extension options

CREDIT
660+ FICO (adjustments apply for credit scores <700)

MINIMUM VALUE
$100,000 stabilized value

MAX LEVERAGE
Up to 100% of total project cost and up to 75% of after-repair value, based on experience and credit

LOAN AMOUNT
$50,000 to $5,000,000

PAYMENTS
Fixed rate, interest-only

CLOSING
As fast as 24 hours after valuation and title are in hand

BORROWER
LLC, LP, corporation or trust with a personal guarantor age 21+

INTEREST ON REHAB FUNDS
You only pay interest on rehab money once it is drawn. Funds you never draw never cost you interest.

PROJECT AND PROPERTY TYPES

- **Projects:** stabilized bridge, light, moderate and heavy rehab.
- **Properties:** non-owner-occupied 1-4 family, condos, townhomes and small multifamily.

YOUR EXIT

Decide to keep it as a rental? Ask about zero-point options when you refinance into our 30-year rental loan.

HOW IT WORKS

1 Apply
Submit your application, opening documents and rehab budget.

2 Valuation and conditions
While the valuation is underway, we work together to clear remaining closing conditions.

3 Close and draw
With valuation and title in hand, loans can close within 24 hours, as long as you respond quickly. Rehab funds are released through draws as work is completed, and our team stays with you through the draw process.

Call Andrew Yeg at (631) 926-5322 to talk through your deal.

Business-purpose loans on non-owner-occupied investment property only. Not for personal, family or household use. Leverage depends on experience, credit and the deal. All terms are subject to full review and approval. This is not a commitment to lend.

Yeg Realty Capital Solutions, LLC | 269 S Beverly Drive #1331, Beverly Hills, CA 90212 | (631) 926-5322