YEG REALTY
CAPITAL SOLUTIONS

LAND-HOME PACKAGE LOANS

Buy the land. Place the home. One loan.

Business-purpose financing to buy land, place a new manufactured home on it, and sell or rent the finished property. One loan can cover the lot, the home, delivery and setup, and site work, subject to approval.

KEY TERMS

Rates and terms: quoted per deal

LOAN PURPOSE
Business purpose only

OCCUPANCY
Non-owner-occupied

PROPERTY
New HUD-code manufactured home on land

COSTS COVERED
Land, home, setup and site work

LEVERAGE
Up to 80% loan-to-cost

BORROWER
LLC or business entity

WHAT CAN BE FINANCED

- **Land.** The lot or acreage.
- **The home.** Dealer or manufacturer price.
- **Delivery, set and install.** Transport, setup, anchoring, skirting.
- **Foundation.** Piers, runners or permanent foundation as required.
- **Utilities.** Well or water tap, septic or sewer tap, electric service.
- **Site work.** Clearing, grading, driveway, drainage, permits, local impact or tap fees.

IS IT A FIT?

- **A fit:** investors, builders and operators buying land and placing a new manufactured home on it.
- **A fit:** homes built to sell to an end buyer or hold as a rental.
- **A fit:** borrowing through an LLC or other entity, non-owner-occupied only.

> **Not a fit:** a home you or family will live in, consumer chattel (home-only) loans, mobile home parks or communities, and modular or site-built homes.

HOW IT WORKS

You bring the first 20% plus closing costs. We fund the rest of the approved budget, paid directly to the dealer and contractors as each stage is done.

1. Get a dealer contract.
2. Confirm the lot works: soil test for septic, and a county letter that a manufactured home is allowed.
3. We review the land, budget and exit. That sets your total cost, loan amount and draw schedule.
4. Bring your 20% to closing.
5. Close and order the home.
6. Permits, then site work. Draws are paid as each stage passes inspection.
7. Home delivery.
8. Completion. The final holdback is released after the county signs off and the home is titled with the land as real property.

WHAT WE NEED TO REVIEW A DEAL

- Land purchase contract or deed
- Dealer or manufacturer quote
- Site work budget with contractor bids
- Survey, plat or parcel map
- Zoning confirmation
- Utility plan: well and septic or perc test, or public tap
- Exit plan with sales comps or a rent estimate
- Entity documents and a summary of prior projects

Send what you have. A complete package gets a faster answer.

YOUR EXIT

- **Sell to an end buyer.** Plan the foundation and title around the buyer's financing, and use manufactured-on-land comps.
- **Or rent and refinance.** Refinance into a long-term rental loan.

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. All loans are subject to approval. Costs financed, leverage, rate and term are set deal by deal. This is not a commitment to lend.