

# Fast Funding for Real Estate Projects

## What

- Cash funding for up to 70% ARV
  - Can include funding for purchase and/or rehab
- Cash in as fast as 5 days

## Who

- Experienced rehabbers who can show profitable completion of at least 5 SFR rehabs
- Experienced rehabbers who have a verified team in place

## Basic documents

- Deed of Trust
- Promissory Note
- SOW signed by GC with budget & schedule for each milestone

## Details

- We are in a non-pro rata 1st lien position
- We must be listed on the insurance
- We must be listed on all appraisals
- We may hire an independent inspector to verify milestones, help us approve draws, get final lien releases signed, etc.
- We may have security cameras on the site
- Interest is paid monthly or at completion of project, depending on project terms
- Projects should be no longer than 6 months
- Terms will be written into agreement for extending loan past original termination date
- Borrower must provide written updates every 3 weeks, including photos or video, using project milestones as the basis for updates

## Fine print

- We reserve the right to accept, decline or negotiate terms on deals presented
- We may ask for additional due diligence documents
- Default terms will depend on project

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