

Single Family Rental (SFR) Portfolio Loan Programs



	PERMANENT LOAN	GUIDANCE LINE	BRIDGE LOAN
PROGRAM DESCRIPTION	VCREF's SFR Portfolio Loan provides long-term fixed-rate financing, helping landlords leverage their investment properties' equity, consolidate debt, or grow their portfolios.	VCREF's GLOC is a flexible alternative to a traditional line of credit. Get pre-approved for up to \$15MM in bridge financing and draw as needed to acquire, stabilize, or lease-up rental properties.	VCREF's SFR Bridge Loan is available for SFR portfolios that require renovation or lease-up and will roll into permanent financing at loan maturity.
LOAN SIZE	\$500,000 - \$15,000,000	Facility: \$5,000,000 - \$15,000,000 Initial minimal advance: \$1,000,000 Subsequent minimal advance: \$500,000	\$500,000 - \$15,000,000
TERMS	5, 7 and 10 year options	Facility available for 3 years. Each Advance on facility has its own maturity up to 2 years plus extension options	2 years plus extension options
LTV	Up to 75% As-Is LTV	Lower of: 80% As-Is LTV 90% LTC 70% ARV LTV	Lower of: 80% As-Is LTV 90% LTC 70% ARV LTV
ORIGINATION FEE	1%	1% charged only when utilized. Fees decline with successive "turns" on the Facility.	1%
LEGAL FEES	Charged on every transaction	Charged only once at Facility setup	Charged on every transaction
AMORTIZATION	Interest Only and Amortizing Options	Interest Only	Interest Only
GUARANTEE	Non-recourse	Non-recourse	Non-recourse
PREPAYMENT PENALTY	Yield maintenance and declining options available	None	None
MINIMUM OCCUPANCY	90% by loan close	At close: 0% By Maturity: 90%	At close: 0% By Maturity: 90%
NET WORTH/ LIQUIDITY	Liquid: 5% of loan Net Worth: 25% of loan	Liquid: 10% of full advance amount Net Worth: 40% of full advance amount	Liquid: 10% of loan Net Worth: 40% of loan
LOAN PURPOSE	Purchase, rate-term refinance, and cash-out refinance options	Purchase, rate-term refinance, and cash-out options	Purchase, rate-term refinance, and cash-out options
RENOVATIONS	None allowed	Draw up to 100% of renovation cost	Draw up to 100% of renovation cost
MINIMUM PROPERTIES	3 properties	3 properties for each advance	3 properties
PROPERTY TYPES	Single family, 2-4 unit, small multifamily (up to 20 units), condos, co-ops, townhomes, modular homes, leaseholds		
RATES	Competitive interest rates. Contact us today for a quote!		