



PRODUCT OVERVIEW

WRAP LOAN

Term (up to) 24 months, rolling 12-month renewals

Purpose A revolving facility, which can be used across multiple projects for Acquisition, Development, Lot Bank, and Vertical Construction

Property Type

- Single Family
- 2-4 Unit Properties
- Townhouses

Maximum Loan Amount	Min Loan Amount	\$5,000,000
	Max Loan Amount Per Unit	\$2,000,000
	Max Loan Amount	\$40,000,000

Total Units per Loan Multiple properties per loan if borrower has demonstrated experience in each location

As Repaired / Improved LTV

Development $\leq 55\%$ LTV
Lot $\leq 60\%$ LTV
Vertical $\leq 65\%$ LTV
Master Facility Max $\leq 65\%$

Day 1 LTV

Development $\leq 50\%$ LTV
Lot $\leq 55\%$ LTV
Vertical $\leq 60\%$ LTV
Master Facility Max $\leq 60\%$

LTC

Development $\leq 80\%$ LTC
Lot $\leq 85\%$ LTC
Vertical $\leq 85\%$ LTC
Master Facility Max $\leq 85\%$

Monthly Payments Interest Reserve required for the full term. Monthly Payments with an additional 50bps Fee and proof of $>10\%$ liquidity.

Funds at Closing For acquisition and reimbursement of Construction Costs

General Requirements

- All lending for investment purposes only
- Interest calculated on drawn balance unless Gross Interest is selected
- Construction draws based on inspection report or supporting documentation
- 1st Lien Position always

Borrower Requirements

- No Individuals. Borrower must be an LLC or Corporation.
- Minimum 700 credit score. Exceptions considered with compensating factors.
- Must have demonstrated experience of similar property types and size in the last 18 months. Demonstrated experience is evidenced of completed and sold or stabilized inventory. GC experience may not be counted unless the GC becomes a guarantor of the project.
- Liquidity $> 10\%$. May not included earnest money deposited towards the sale of the finished project.
- Personal Guarantee preferred; Limited Guarantee considered with 50bps fee paid at closing (may not be rolled into the loan balance).
- Maximum Guarantor Loan Commitment with Builders Capital is \$50,000,000. Exceptions considered for large regionals or repeat.

Build-To-Rent SFR Overlays

- Minimum 700 credit score. Exceptions considered with compensating factors.
- Where the desired loan exit is a rental loan, loan amount will be constrained to the lesser of the sales comp or income approach.

To calculate the income-based approach:

- Minimum 1.20x DSCR using:
 - o Interest rate matching the provided take-out letter by a Builders Capital approved provider, fully amortizing over 30-Year Term
 - o 30% minimum OPEX
- Maximum 75% LTV
- Must be individually platted properties