



AMP - Private Client Group Asset Monetization Partners

Loan Requirements for New Construction

Borrower Experience

2+ New Construction Project Exits such as:

- Ground-up development on a vacant lot
- Addition that doubled the existing square footage
- Structural replacement of roof and 1+ exterior wall while retaining the existing foundation
- Structural replacement of roof and all interior framing.

Property Types

Single Family House, 2-4 Plex, and PUDs

Land Purchase

Yes, borrower can buy the land as part of the project financing. No

Appraisal

Third-Party Appraisal Required

Project Readiness

Permit-Ready, Permits not required for closing. Shovel-Ready. In order to receive their first draw, borrowers must have permits secured.

Personal Guarantee

Required

Max Number of Loans

5 max exposure limit or \$3M

LTTC (Loan-to-Total Costs)

Up to 85%. Total project costs are defined as the sum of:

Land/Structure, Soft Costs (i.e. permitting, engineering, GC, etc.), and Hard Costs (i.e. cost to “go vertical”).

ARV LTV

Up to 70%

Loan Amount

\$150,000 - \$3,000,000

Scope of Work / Rehab Amount

\$100,000 - \$2,000,000

Prepayment Penalties Length

24 Months (with 3 or 6 month extension options available)

Interest

Interest accrued only on drawn funds (e.g. as disbursed)

Origination Fee

1% (\$3,000 Min)

Servicing Fee

\$1,495

Interest rate

As low as 9.95%

www.ampmenow.com * 904-672-0994 * joe@ampmenow.com