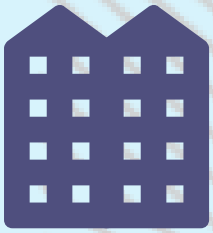
ALOHA CAPITAL

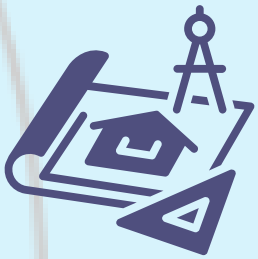
1-4 UNIT FIX & FLIP/HOLD

No Experience	***80% LTP | 65% ARV - 11.99%***
1-2 Exits	***80% LTP | 65% ARV - 11.50%***
3+ Exits	***82.5% LTP | 70% ARV -10.50%***
10+ Exits	***82.5% LTP | 70% ARV - 10.25%***
Budget Financed	***100%***



5+ UNIT VALUE-ADD

<$2M Loan	***75% LTP | 70% ARV - 11.25%***
>$2M Loan	***75% LTP | 70% ARV - 11.00%***
Min/Max Loan Size	***$500K - $15M***
Non Recourse	***Available, -5% Leverage***
85% LTC	***+ 1% Rate***



DEVELOPMENT

Residential Infill	***80-90% of Project Cost***
10+ Development Exits	***11.00%***
3+ Development Exits	***11.25%***
$250K - $50M	***
12-36 Months	***
Build-to-Rent or Sell	***
Entitlements in Place	***

30 YEAR FIXED

80% P/RT | 75% Cash Out	**6.50% to 8.25%**
No DTI Requirement	***
Single Asset or Portfolio	***
Unlimited Loans	***
LT or ST Rent Allowed	***
30 yr Am or 5-10 yr IO	***
SFR, Condo/TH, 5-12 Unit	***
Non Recourse	***Available***

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RENTAL PROPERTY LOAN

30 YEAR FIXED RATE

Rates Close to Conventional | UP TO 80% LTV

30 YR AM or 10 YR IO THEN 20 YR AM

No Debt-to-Income Verification

Unlimited # of Properties Financed

Single Property or Blanket Loan

Long Term or Short Term Rental Income

Vacant Property Allowed

Nationwide Lending

303-245-0291 Ext: 2001

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FREQUENTLY ASKED QUESTIONS???

PROGRAM OVERVIEW

- **DSCR**: Debt service coverage ratio of 1.15 for best terms, down to 0.8.
  DSCR = Gross monthly rents / PITIA
- **Property Location:** All US states except for North Dakota, South Dakota, West Virginia, Alaska, Nevada, Utah, and Idaho

- **Leverage**: Max LTV based on FICO tiers (see Appendix A).
- **Recourse:** Required by 51% of entity or 50% if entity is a 50/50 split.
- **Loan Structure:** Single property or blanket loan on a portfolio of properties.
- **Borrower Types:** Entities, Individuals and Intervivos Revocable Trusts allowed. SDIRA not allowed at this time.
- **Timeline:** 30 days, faster or slower based valuation timing (Appraisal or Hybrid Appraisal Required)
- **Asset Types:** Non-Owner Occupied Only. Single Family, 2-4 Unit, Condo or Townhome.
- **Loan Size:** Min loan of $75K for SFR/Townhome, $50K/unit for 2-4 unit, $75K for warrantable condos. Max loan of $2mm SFR/Townhome, 3mm for 2-4 unit. Higher loan amounts for portfolios.
- **Prepay:** Options range from 0-7 years. 7 year PPP provides the lowest rate. Some states have restrictions.
- **Escrows:** Tax and Insurance. Insurance waiver available for portfolios with blanket policy.
- **Liquidity requirement**: Funds due at close + 6 months of payments (PITIA).
- **Refinance Seasoning**: 6 months to access the full value of the property (ignore LTC).

FREQUENTLY ASKED QUESTIONS???

SPONSOR QUALIFICATIONS

- **Personal Income**: No W2s, pays stubs or tax returns needed. Not DTI verification. No deposit verification.
- **FICO/Credit/Background:** Minimum of 650. 700 FICO required for max leverage. No foreclosures in last 36 months. No short sale, DIL, bankruptcy in last 24 months. Background free of felony, fraud or violent crimes.
- **Borrower Types:** Entities, Individuals and Intervivos Revocable Trusts allowed. SDIRA not allowed at this time.
- **Foreign Nationals:** Allowed with reduced leverage.

PROPERTY QUALIFICATIONS

- **Rental Types:** No Long-term lease in place (Allowed for a Purchase, reduced leverage for Refinance). Short-term/vacation rental income allowed if 12 months of verified history. Sellers history allowed.
- **Min Sqft & Rent:** SFR/Townhome must be 600 sq ft and $700/mo rent. Condo must be 500 sq ft and $600/mo rent.
- **Location Requirements:** Population density > 100
- **Ineligible Properties:** 5+ units, Mobile Homes, Non-warrantable condos. Acreage > 1 acre with exception only.

FREQUENTLY ASKED QUESTIONS???

APPENDIX A

MAX LEVERAGE GRID

Credit Score	Purchase	Rate Term Refinance	Cash out Refinance
720+	80%	80%	75%
700-719	80%	75%	75%
680-699	75%	75%	70%
650-679 or FN	70%	65%	60%

(1) The lowest median credit score of the natural person borrowers or the Primary Guarantor, if applicable.

ALOHA CAPITAL

FIX & FLIP/RENT LOAN

12-24 MONTHS

UP TO 82.5% LTC/LTV
70% ARV | 100% of Rehab Budget
Interest Rates from 10.25-12%

Value-Add and Stable Bridge Available

No Prepayment Penalty

Loans from $75K - $3mm+

Single Asset or Blanket Loans

303-245-0291 Ext: 3
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FREQUENTLY ASKED QUESTIONS???

Program Overview:

- Stabilized Bridge: Properties currently in a leasable state or will be in a leasable state upon completion of a rehab budget that is less than or equal to 5% of the lower “As Is” value and purchase price
- Light Rehab: Rehab Budget is greater than 5% and less than or equal to 100% of the lower “As Is” value and purchase price
- Heavy Rehab: Rehab Budget is greater than 100% of the lower “As Is” value and purchase Price
- Property Locations: All US states except for North Dakota, South Dakota, West Virginia, Nevada, Alaska, Idaho, Utah, Vermont, and the U.S. Territories
- Borrower Types: Entities including LLCs, LPs, inter-vivo revocable trusts and corporations, and individuals.
- Leverage: Max LTV based on FICO tiers, experience, and rehab amount (see Appendixes)
- Loan Type: Business purpose loans
- Loan Structure: Can be structured with either a single advance at closing with no rehab escrow, or an advance at closing with additional rehab advances over time.
- Timeline: 15-40 days, faster or slower based on valuation timing. Express option for repeat clients
- Recourse: Required by 51% of entity of 50% if entity is a 50/50 split

FREQUENTLY ASKED QUESTIONS???

Program Overview Continued:

- **Loan Size:** **Loans from $75K-$3mm+**
- **Liquidity Requirement:** **Funds due at close + 6 months of Payments + 10% of Rehab Loan Amount**

FREQUENTLY ASKED QUESTIONS???

Sponsor Qualifications:

- **Personal Income:** No W2s, pay stubs or tax returns needed.
- **FICO/Credit/Background:** Min FICO 0f 650. 700 FICO required for max leverage. No foreclosures in last 36 months. No short sale, DIL, bankruptcy in last 24 months. Background free of felony, fraud or violent crimes. No misdemeanor convictions involving fraud, embezzlement or similar crimes or an adverse fraud screen result within last 5 years.
- **Foreign Nationals:** Allowed with reduced leverage
- **Experienced Customer:** At least one borrower or guarantor as at least 3 documented projects of similar scope and size within the last three years
- **New Customers:** No guarantors qualify as experienced customer

FREQUENTLY ASKED QUESTIONS???

Property Qualifications:

- **Ineligible Property Types:**
  - **Mobile Homes & Cooperatives**
  - **Properties subject to a ground lease, unless the ground lease is being paid off at closing**
  - **Properties of less than 400 square feet on average for each residential living unit**
  - **Properties not in compliance with local zoning regulations**
  - **Single Room Occupancy (SROs) and former healthcare facilities**
  - **Properties with known adverse environmental conditions**
  - **Areas where more than 10% of other properties within a 2-block radius are clearly vacant, abandoned, or boarded up**

Location Requirements:

- **Population Density > 100 per sqmi**

FREQUENTLY ASKED QUESTIONS???

Leverage Grid

Leverage Grid			Initial Loan Amount		Max Loan Amount
			Max LTV ("As Is")	Max LTC	Max ARV ("As Repaired")
Stabilized	Bridge*	Purchase	75%	75%	N/A
		Refinance Rate/Term	65%	N/A	N/A
		Refinance Cash Out	60%	N/A	N/A
	2+1 Term**	Purchase	75%	75%	N/A
		Refinance Rate/Term	70%	N/A	N/A
		Refinance Cash Out	65%	N/A	N/A
Experienced Customer	Light Rehab				
		Purchase	82.5%	82.5%	70%
		Refinance Rate/Term	70%	N/A	65%
		Refinance Cash Out	60%	N/A	55%
	Heavy Rehab	Purchase	75%	75%	65%
		Refinance Rate/Term***	70%	N/A	65%
		Refinance Cash Out	Not Permitted	Not Permitted	Not Permitted
New Customer	Light Rehab	Purchase	80%	80%	65%
		Refinance Rate/Term	65%	N/A	65%
		Refinance Cash Out	55%	N/A	50%
	Heavy Rehab	Purchase	60%	60%	50.%
		Refinance Rate/Term	Not Permitted	Not Permitted	Not Permitted
		Refinance Cash Out	Not Permitted	Not Permitted	Not Permitted
Max Allowed (with excess first loss):			**Max 90% (LTV "As Is"), 90% (LTC), and 75% (LTV "As Repaired") with approval**		

ALOHA CAPITAL

DEVELOPMENT LOAN

12-24 MONTHS

UP TO 85% LTTC | 75% LTV | 70% LTARV

Interest Reserve can be funded from loan proceeds

No Prepayment Penalty

Loans from $500k - $25mm+

SFR, 2-4 Units, Condos, Townhomes, Multifamily, Mixed-Use

303-245-0291 Ext: 4

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FREQUENTLY ASKED QUESTIONS???

Program Overview:

- Land Purchase: Property was purchased by the borrower or an affiliate within 24 months prior to loan origination date
- Land Refinance: Property purchased by the borrower or an affiliated more than 24 months prior to origination
- Property Locations: All US states except for North Dakota, South Dakota, West Virginia, Nevada, Vermont, and the U.S. Territories
- Borrower Types: Entities including LLCs, LPs, inter-vivo revocable trusts and corporations, and individuals
- Leverage: Max LTV Based on FICO tiers, location, experience, and approved plans
- Future Fundings: Up to 9 future fundings permitted upon completion of scheduled rehab work and payment of a fee which cover's lender's out of pocket costs. Limited to 1 per any 30-day period permitted upon completion of scheduled rehab work and payment of fee
- Interest Reserve Escrow: Full-Term Interest Reserve. IR may be borrower funded or funded through loan proceeds
- Contractor Requirements: Needs to have a minimum of 5 ground-up projects within past 3 years, verified references, license review, experience score of no less than 25, and minimum of $1,000,000 of general liability insurance
- Liquidity Requirement: Funds due at close + 10% post close liquidity of the maximum loan amount

FREQUENTLY ASKED QUESTIONS???

Sponsor Qualifications:

- Personal Income: No W2s, pay stubs or tax returns needed
- FICO/Credit/Background: Min FICO of 680. 700 FICO required for max leverage. At least one guarantor must have no bankruptcy discharges within past 24 months and no current late mortgage payments. No evidence of previous felony convictions, misdemeanor convictions involving fraud, embezzlement or other similar crimes.
- Primary Guarantor: cannot have 10+ judgements/liens within the last 3 years, or liens in excess of $250,000 are ineligible
- Tier 1 GUC Customers: At least one Guarantor has at least 5 documented ground-up projects in the past three years. At least 2 of qualified ground-up projects must be at a minimum of 75% of the proposed projects size and budgeted amount.
- Tier 2 GUC Customers: At least one Guarantor has between 2 and 4 documented ground-up projects in the past three years. At least 2 of qualified ground-up projects must be at a minimum of 75% of the proposed projects size and budgeted amount.
- Commercial Experienced GUC Customers: At least one guarantor has at least 5 documented ground-up multifamily projects. At least 3 of qualified multifamily ground-up projects must contain at least 75% of the proposed number of units as well as 75% of the Total Cost Basis
- Sponsors lacking experience: Must have an experienced contractor sign a completion guarantee for the project.

FREQUENTLY ASKED QUESTIONS???

Elgible Property Types:

- Single family & 2-4 unit residences, condos and townhomes
- Multifamily buildings or mixed-use if >50% is residential

Ineligible Property Types:

- Mobile home developments, cooperatives and manufactured homes
- Raw land where lots are not split and individually parceled and/or water/sewer/well/septic are not lateral ready
- Working farms or ranches
- Properties subject to purchase options
- Single family condominiums of less than 500 SqFt, 2-4 unit/multifamily/mixed-use residences of less than 500 SqFt on average per unit, or single-family homes/townhomes of less than 700 SqFt.
- Properties not in compliance with local zoning regulations
- Single Room Occupancy (SROs)
- Properties with known adverse environmental conditions
- Properties with underground oil tanks
- Areas where more than 10% of other properties within a 2-block radius are either vacant, abandoned, or boarded-up
- Container constructed properties

Location Requirements

- Population Density > 100 per sqmi

FREQUENTLY ASKED QUESTIONS???

Leverage Grid

1-4 Family Underwriting Matrix

Leverage Grid			Initial Loan Amount		Max Loan Amount (As Completed)		
			Max LTV ("As Is")	Max LTC ("As Is")	Max ARLTV	Max Blended LTC Loan / (Hard + Soft)	Max Blended LTC w IR[4] Loan / (Hard + Soft + IR)
Entitlement, Permits, Approved Plans	Tier 1	Purchase[1]	75%	75%	70%	85%	90%
		Refi Rate/Term[2,3]	60%	N/A	70%	85%	90%
	Tier 2	Purchase	70%	70%	65%	80%	85%
		Refi Rate/Term	60%	N/A	65%	80%	85%
Max Allowed (with excess first loss):			**75%**	**75%**	**70%**	**85%**	**90%**

Multifamily

Leverage Grid			Initial Loan Amount		Max Loan Amount (As Completed)			Debt Yield
			Max LTV ("As Is")	Max LTC ("As Is")	Max ARLTV	Max Blended LTC Loan / (Hard + Soft)	Max Blended LTC w IR Loan / (Hard + Soft + IR)	("As Complete")
Entitlement, Permits, and Approved Plans	Commercial Experienced	Purchase[1]	70%	70%	65%	80%	85%[3]	7.00%
		Refi Rate/Term[2]	60%	N/A	65%	80%	85%	7.00%
	Other	Purchase	Not Permitted					N/A
		Refinance	Not Permitted					N/A
Max Allowed (with excess first loss):			**70%**	**70%**	**65%**	**80%**	**85%**	**7%**