

BGI CAPITAL

FIX & FLIP PROGRAM PRIVATE MONEY SOLUTION



LOAN PURPOSE

GROUND UP CONSTRUCTION / REHAB



TERM

UP TO 3 YEARS



AMOUNT

\$250 K - \$20 M



LTV/LTC

UP TO 65/70%



RATE

FROM 9 %

BGI Capital's Fix & Flip Program is targeted at properties that need renovation and lease-up to stabilize rent rolls and seek conventional financing. Our program provides investors with flexibility and confidence to pursue projects. The program is not for ground-up construction.

ADVANTAGES

- Expeditious Closing
- Interest Only Payments
- Low Requirements
- Simple Approval Process
- Certainty of Execution
- In-house Underwriting

PROPERTY TYPES

Multi-Family
Single Family Homes
Condominiums
Mixed-Use
Hospitality
Retail

GENERAL TERMS

RECURSE	Full Recourse
LOAN TYPE	Senior First Lien Mortgage
PURPOSE	Fix & Flip / Fix & Hold / Rehab
AMOUNT	\$250,000 - \$20,000,000
TERMS	Up to 3 years
INTEREST RATE	Starting at 9 %
PAYMENTS	Interest Only / Payment Reserve, if required
ORIGINATION FEE	Starting at 1.5%
MAX LTC	Up to 90% of project cost, including rehab & financing
PRE-PAYMENT PENALTY	Waived
TITLE	Entity (Corp, LLC, Trusts, etc)
OTHER	Borrower Experience Required
LENDING AREAS	Florida and New York

PROCESS

STEP 1

- Loan Application
- Executed Contract, if purchase
- Project Business / Projections

STEP 2

- Executed Term Sheet
- Loan Deposit
- Sign Disclosures, if applicable
- Articles of Organization
- Operating Agreement
- Appraisal & Engineer Report

STEP 3

- Insurance
- Survey, if applicable
- Closing Coordination

FUNDING CONCIERGE™

Ready to make things happen?



Scan QR code for more info and start your application

THE INFORMATION IN THIS SUMMARY REFLECTS CURRENT REQUIREMENTS AND MAY BE MODIFIED OR SUPPLEMENTED AT ANY TIME, AND FROM TIME TO TIME WITHOUT NOTICE, AT THE SOLE DISCRETION OF BGI CAPITAL, LLC. FOR MORTGAGE PROFESSIONALS ONLY. THIS INFORMATION IS INTENDED FOR THE EXCLUSIVE USE OF LICENCED REAL ESTATE AND MORTGAGE LENDING PROFESSIONAL ONLY AND IS NOT AN ADVERTISEMENT UNDER SECTION 1026.24 OF REGULATION Z, AND IS NOT INTENDED FOR USE BY THE GENERAL PUBLIC.

BGI CAPITAL

175 SW 7th Street, Suite 2205
Miami, Florida 33130

NMLS# 1711349 

(305) 854 0604 / contact@bgicapital.com
www.bgicapital.com

BGI FINANCIAL
COMPANIES CAPITAL
DEVELOPMENT