



ROSENTHAL CAPITAL VENTURES

Fix and Flip Specialist

TWO HIGH-LEVERAGE FIX AND FLIP PROGRAMS

100% OF PURCHASE AND RENO

90% OF PURCHASE, 100% OF RENO

THE BEST LEVERAGE

Come to closing with just closing costs, and 3 months reserves.



GOOD LEVERAGE, UNIQUE TERMS

First construction draw given immediately after closing.

Payments may be wrapped into the loan balance for up to 18 months.

QUALIFYING YOUR DEAL

Up to 75% of the After Repair Value (Purchase + Reno).

Loan amounts under 500k, 70%.



QUALIFYING YOUR DEAL

Up to 75% of the After Repair Value (Purchase + Reno).

Experience matters with this program for your down payment, rate, and points.

INCOME REQUIREMENTS

Income documentation required. If your accountant is "creative," bank deposits can be used as income.



INCOME REQUIREMENTS

No income documentation required.

EXPERIENCE

Experience not required. Terms get a little better with experience.



EXPERIENCE

5+ deals in the last 3 years required for best terms.

IDEAL FLIPPER

Solid Income, and good cash flow, but wants to preserve cash.



IDEAL FLIPPER

Larger deals with meat on them. Wrapping payments in and getting an up front draw makes a bigger impact.