



CCFG Investments.

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### Joint Venture Remodel Program

**CCFG Investments** now offers a **Joint Venture Remodel Program** up to **80% ARV**. This program is designed specifically for properties needing more than what is considered to be typical cosmetic rehab. For example: *adding bedroom(s), bath(s), or living area for additional square footage; moving load bearing walls; major repairs, upgrades, or deferred maintenance; or longer term rehab projects the require permitting*. This product provides up to 100% of the total loan costs including purchase price, up to 100% of the rehab budget, six to twelve months of prepaid interest payments, and lender costs; provided that they are no more than 70% of the ARV. The program requires borrowers be **prequalified. Only experienced investors with a proven track record are eligible.**

#### Loan Structure:

Lien	1 <sup>st</sup> position - w/ personal guarantee.
LTV	60 to 70% Max (based on ARV appraisal)
Points	4 to 7 and a \$2,340 flat fee
Rate	12% interest only
Term	1 year
Interest Reserve	Up to 12 months w/ 3 to 9 months non-refundable
Rehab Budget	Held in fund control

#### Joint Venture Partner

Lien	2 <sup>nd</sup> position as Shared Appreciation Mortgage ("SAM")
CLTV	70% to 80%* (>70% requires an exception)
Points	4 and a \$2,340 flat fee
Rate	12% interest only
Term:	Up to 12 months
Interest Reserve	Up to 12 months w/ 3 to 9 months non-refundable

#### Profit Split:

##### (Borrower's / JV Partner's Split)

Months	Profit Splits
1st - 6th	50% / 50%
7th	45% / 55%
8th	40% / 60%
9th	35% / 65%
10th	30% / 70%
11th	25% / 75%
12th	20% / 80%

All loans are contingent on lender approval.

