



CCFG Investments.

Address:
2020 Columbia Street
San Diego, CA
92101

Phone: (858) 456-2423
Fax: (858) 225-3683

Rehab Program

100% Financing with Profit Participation Arrangement

CCFG Investments now offers an innovative “no cash down” rehab program. The CCFG Investments 80% ARV program provides more 100% of the loan costs. The loan and equity component includes the purchase price, up to 100% of the rehab budget, six months of prepaid interest payments, and lender costs; provided that they are no more than 80% of the After-Repaired-Value (ARV). The program requires borrowers be **prequalified** and **only experienced** rehab investors with a **proven track record** will get the best pricing.

Loan Structure:

Lien	1 st position - w/ personal guarantee, but to a corporate entity .
LTV	50% Max (based on ARV appraisal)
Points	4 and \$2,340
Rate	12% interest only
Term	1 year 6 months w/ 3 months non-refundable
Interest Reserve	Up to 100% and held in fund control
Rehab Budget	

Mezzanine Lender

Equity	Non-recourse (except for fraud)
CLTV	80% Max
Points	2 - 4
Rate	12% interest only
Term:	Up to 12 months
Interest Reserve	Up to 6 months w/ 3 months non-refundable
Fee	Onetime fee of \$2,999, payable when 1st transaction is ready to close.

Max term 12 months and all loans are subject to lender approval. Terms are subject to change on a case by case basis.