

THE VERY BEST FIX & FLIP LOAN! ROOM ADDITIONS OR ONLY COSMETICS. WE WILL GET YOU ALL THE MONEY YOU NEED!

The very best way to make money in real estate today is adding value with Prestwood lending's NEW FIX and FLIP loans.

Add a bathroom, Add a bedroom, build an ADU.

We are the only FIX & FLIP loan lender who funds room additions!

Cosmetic and minor repairs need no building permits. With room additions and other building expansions we will give you an approval; But we will need to see a building permit before funding.

EASY APPROVALS! SIMPLE QUALIFICATIONS AND LOAN APPROVAL.

To qualify for our FIX & FLIP loans you only need 4 simple things:

1. Have a 650 or higher FICO credit score.
2. Be able to put down 25% or more for a down payment.
3. Own 1 property or more in the United States
4. Give us an itemized list of improvements with detailed cost breakdown.

We have your loan approved usually the same day.

To apply we only need 2 items from you for loan approval.

1. Our simple 2-page application
2. Your list of improvements & costs.

Flexible terms!

You may hire a contractor or do the work yourself. We will need an itemized list of improvements with a cost breakdown and as much detail as possible...We suggest you receive quotes from 3 contractors as a guideline even if you are doing your own work.

There are only a few simple loan costs:

1. \$495 Processing fee.
2. 3 Point origination fee.
3. \$995 Underwriting fee.
4. \$995 Appraisal fee. (As is appraisal)

We pay for an additional appraisal where an appraiser takes the, "As is" appraisal and adds the value created by the list of improvements. Then he gives his expert opinion as to what the value of the property will be once all the improvements are complete. (ARV after repair value) Hopefully this helps ensure the client will achieve the value they want.

The only other costs should be Title and Escrow. You may choose whichever companies you would like for those services.

402 14TH STREET, UNIT #3, HUNTINGTON BEACH,
CALIFORNIA 92648
DRE #01027050

CALL US WITH ANY QUESTIONS!



ROBERT PRESTWOOD
714-308-8755



www.Prestwoodinc.com



PRESTWOOD