

Greetings

If you have a deal that meets the following criteria, perhaps my firm can be of assistance.

A. Here are the general parameters of our Short Term Joint Venture Funding Program.

1. Six months or less
2. We must be in first position.
3. There needs to be a substantial amount of equity as security
4. We prefer to work with experienced Real Estate Investors (REI Pros) i.e. the “principal”.
5. The principal must have already worked out their exit strategy
6. Our normal markup is 50% Thus, if we provide \$100,000, we receive \$150,000 in return.

B. Examples of deals we might be willing to fund:

1. Ultra short-term funding: The principal in the deal needed \$105,000 for just five (5) business days. They needed the funds in about 30 days—again for less than one week.
2. Cure (bring current) a NOD first position loan.
3. Older mobile home fix-flip
4. Principal owned their current property free and clear. They wanted to buy a larger property. However, despite having enough income, no lenders would cooperate due to their very low FICO scores. What they needed was a jumbo down payment. One lender had committed to a 60% loan, which meant the principal had to come up with 40% down that they didn't have. Our firm provided the missing 40% down payment money.
5. Seller Carryback Down Payment (DP): We can supply DP funding to the REI Pro, assuming the current owner will temporarily subordinate to a second position, six-month note.

C. We are also open to other “outside the box” creative financing solutions, assuming they meet our standard criteria. A partial list of potential scenarios includes:

1. Pre-foreclosures
2. Tax delinquencies
3. Properties in probate
4. Divorce
5. Double closes
6. Liens
7. Clouded title

D. We pay a 2% referral fee with full account protection to loan professionals. If we fund \$1,000,000, we have the closing agent wire \$20,000 to whoever referred the deal to us.

E. If you believe you have a deal that meets the detailed criteria described above, please feel free to send us a short description of the deal.

Sincerely,

Tod Snodgrass
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