



2023 PROGRAM GUIDE & RECENT FUNDINGS

CFL LICENSE: 60DB0-79857 | ARIZONA BK-1021707 | NMLS# 2044347

1875 CENTURY PARK EAST, SUITE 940, LOS ANGELES, CA 90067
7137 E RANCHO VISTA DRIVE, SUITE B05 SCOTTSDALE, AZ 85251

CONTACT US: 310.400.5903 | LOANS@RODEOLENDING.COM

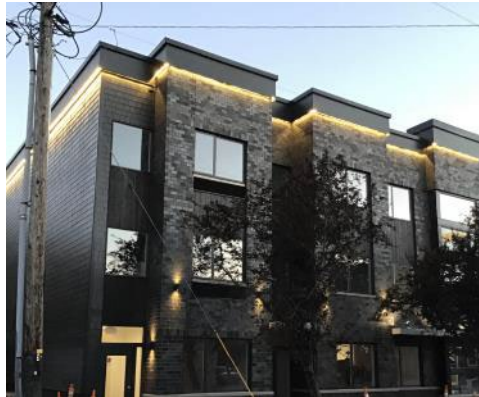
ABOUT US

Going beyond as your lending partner to empower you, enhance communities, and transform properties.

OPENING DOORS for all your real estate transformations:



**Single Family
1-4 Unit**



**Multi-Family
Residential**



Construction



Commercial

Whether you are here for conversions, rehabilitations, or purchases, refinance, and construction, we have the funding expertise you need.



To put it simply, we do it all.

6 REASONS TO PARTNER WITH US



BEYOND-FAST
approval process



DEDICATED loan
concierge



RELIABLE funding
up to \$20 million



DIRECT private
lenders



INNOVATIVE in-
house fund control



TRUSTED by
clients nationwide

We are a nationwide lender that currently has issued loans in 36 states. We seek loans in most states.*



**Loans in Louisiana, Rhode Island, North Dakota, South Dakota will be considered on a case-by-case basis*



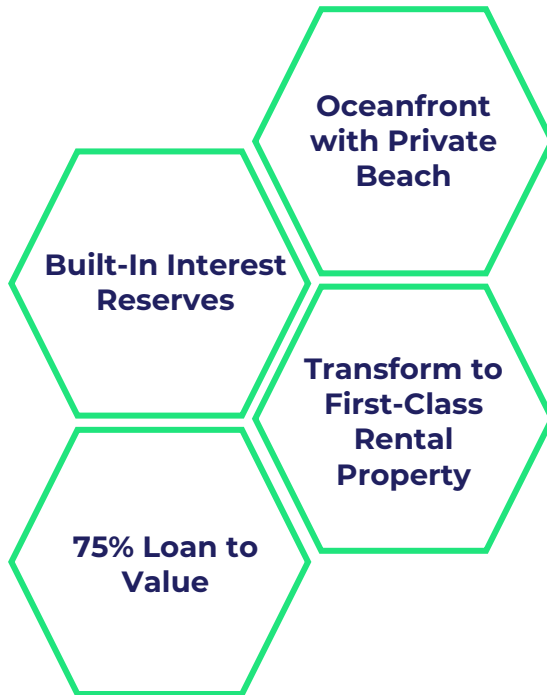
LOAN PROGRAM MATRIX

PROGRAM	LOAN AMOUNT RANGE	MAX ARV	MAX-AS-IS LTV	MAX LTV	MAX LTP	TERM	NOTES
Residential Fix & Flip & Rehab/Ground up	\$200,000 to \$15,000,000	Up to 70%	Up to 70%	-	Up to 80%	Up to 2 years	No cash out
Residential Purchase/Refinance	\$200,000 to \$15,000,000	-	-	Up to 70%	Up to 80%	Up to 5 years (case-by-case)	Cash out (case-by-case)
Residential Wreck & Spec®	\$200,000 to \$15,000,000	Up to 70%	-	-	Up to 80%	Up to 2 years	No cash out
Commercial Fix & Flip & Rehab/Ground up	\$500,000 to \$15,000,000	Up to 70%	Up to 70%	-	Up to 70%	Up to 2 years	No cash out
Commercial Purchase/Refinance	\$500,000 to \$15,000,000	-	-	Up to 70%	Up to 80%	Up to 5 years (case-by-case)	Cash out (case-by-case)
Commercial Wreck & Spec®	\$500,000 to \$15,000,000	Up to 70%	-	-	Up to 70%	Up to 2 years	No cash out
Multi-Family/Mixed Use Purchase	\$500,000 to \$15,000,000	-	-	Up to 70%	Up to 80%	Up to 5 years (case-by-case)	Call for parameters
Multi-Family/Mixed Use Refinance	\$500,000 to \$15,000,000	-	-	Up to 70%	-	Up to 5 years (case-by-case)	Call for parameters
Multi-Family/Rehab/Ground up	\$500,000 to \$15,000,000	Up to 70%	Up to 70%	-	Up to 80%	Up to 2 years	Call for parameters
Healthcare (Assisted Living / Skilled Nursing / Sub-Acute / 50 Bed Minimum)	\$500,000 to \$15,000,000	Up to 70%	Up to 70%	Up to 70%	Up to 80%	Up to 2 years	Call for parameters
Hospitality & Short-Term Rental	\$500,000 to \$15,000,000	Up to 70%	Up to 70%	Up to 70%	Up to 80%	Up to 2 years	Call for parameters

\$ 4 , 5 0 0 , 0 0 0

SFR Purchase Loan

Waimanalo, Hawaii



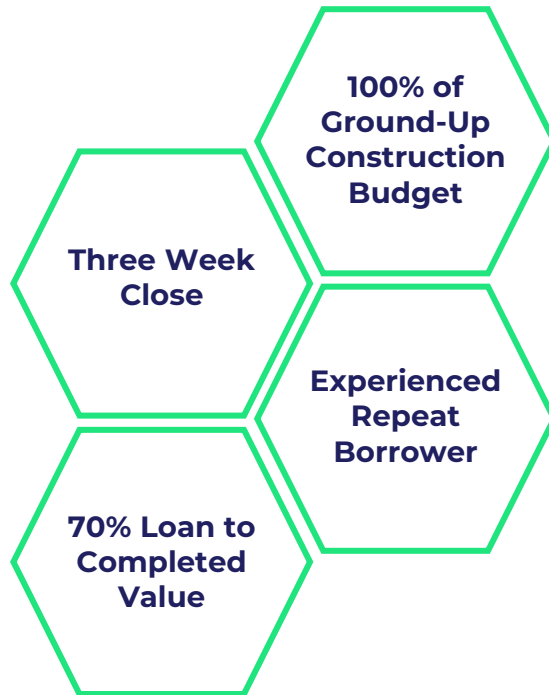
This **magnificent single-family rental property** is located on one of the most desirable stretches of **Hawaii's coastline**. Situated directly on the Pacific Ocean with its own private beach, the borrower is preparing to renovate the dated property. Our loan made it possible for our client to acquire this **highly sought-after property** while giving his team time to prepare designs and budgets for his next stage. Our borrower will exit our loan with a construction loan to transform this home into a first-class rental property.



\$ 3 , 6 9 0 , 0 0 0

Ground-Up Construction

Truckee, California



When complete, the subject property will be a well-appointed **4,750 sq ft, 5-bedroom, 5.5-bathroom estate** on .53 acres just north of Lake Tahoe in the High Sierras. Our **experienced repeat borrower** had a short window to close the lot purchase. He came to us because of his previous experience with our **quick and smooth underwriting process**. The loan also included **100% of the ground-up construction budget** for this beautiful property. The borrower will exit our loan with a sale of the property when completed.



\$ 5 , 5 0 0 , 0 0 0

Cash-Out Refinance

Paia, Hawaii



For a cash-out refinance, our repeat borrower wanted to utilize the **existing equity in their beautiful beachfront vacation rental property** on the North Coast of Maui to expand their business and **acquire additional properties**. We swiftly offered terms, processed their application, and provided cash-out refinancing, all within two short weeks.



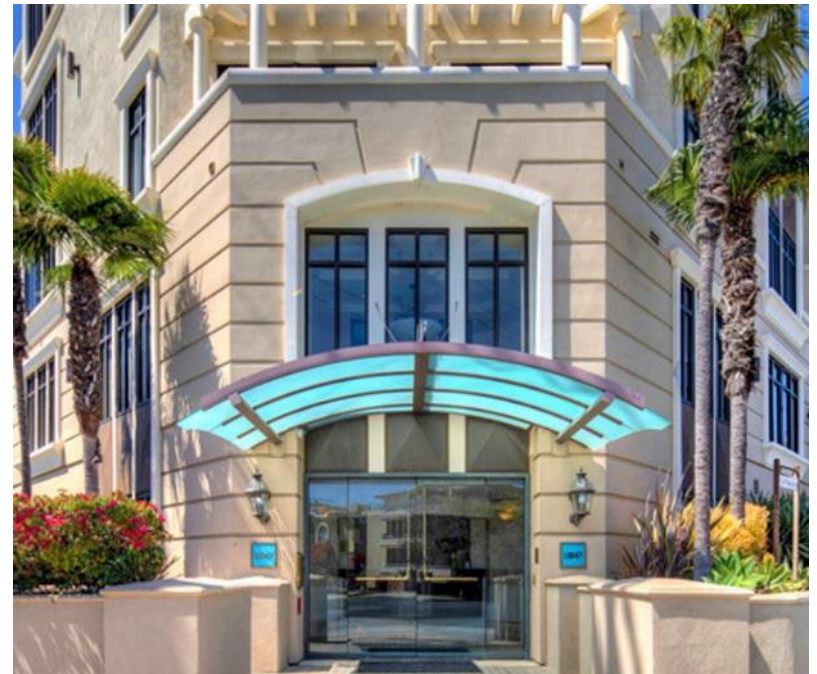
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Condominium Purchase Loan

Brentwood, California



Our borrower came to us needing a **quick closing** that a bank could not close in the required timeframe. The subject property is a **two-bed, 1.75-bath, light, and bright condo in the heart of Brentwood**, a coveted neighborhood in West Los Angeles, CA. Our client will be refinancing conventionally to exit Rodeo's loan.



\$ 9 2 4 , 0 0 0

10-Day Closing on Two Purchase Loans

Cape Coral, Florida



We **saved our borrower** from losing two properties after their planned Credit Union loan could not close on time. Our **fast purchase loan program** allowed them to **purchase two, 100% occupied, five-unit multi-family properties** and will exit our loan with a long-term loan.



\$ 8 , 6 2 5 , 0 0 0

Stunning Estate Purchase Loan

Montecito, California



A residential real estate purchase loan on an **impressive 14,907 square foot** beautiful home situated on 6.72 private park-like lush acres is ideally located near the **heart of Montecito, CA**, home to celebrities and royalty. This bridge loan helped our borrower close escrow in **less than two weeks**. Rodeo is proud to once again, finance this client's dreams and vision. This property will be **transformed to become one of the most sought-after estates** in Montecito. Rodeo is proud to be a part of this amazing project and we can't wait to see the after pictures.



\$1,800,000

Acquisition Loan on Waterfront Property Morro Bay, California



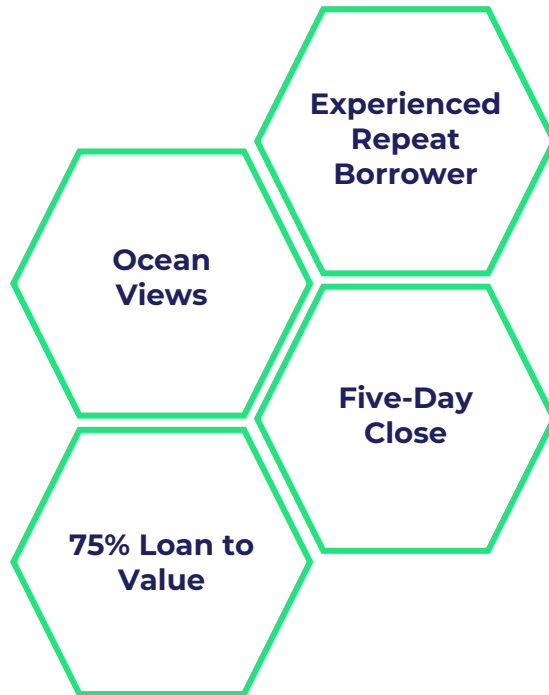
Our borrowers came to us for **quick financing** to complete a 1031 exchange with a **tight timetable**. The subject property is a beautifully located **waterfront 3-unit, income-producing property** with an adjacent marina that provides steady income for its' investors. The transaction required a complicated review and approval of a water lease granted by the city of Morro Bay which could have threatened a timely closing. Our **dedicated team completed the transaction**, including the final signature from the City's Mayor, on schedule.



\$1,875,000

Multi-Unit SFR Purchase Loan

Summerland, California



This **chic surf cottage** boasts **ocean views** within a short walk to the beach. Our **experienced repeat borrower** has extensive experience in the surrounding areas and jumped at the opportunity to acquire this gorgeous and charming home as a **successful ST rental income-producing property**. They will exit our loan with a traditional mortgage.



\$1,905,000

Refinance on Four Free & Clear Lots

Honolulu, Hawaii



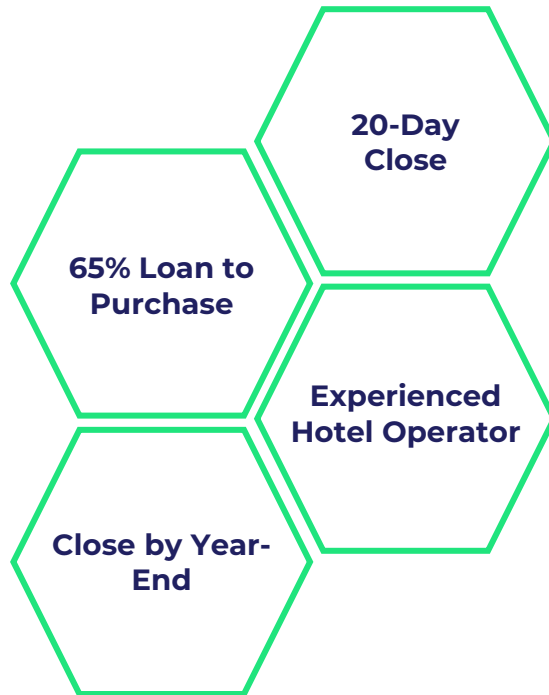
We are pleased to announce the closing of a \$2,000,000 **refinance of four cross-collateralized parking lots** in Honolulu, HI. The subject properties, which are blocks apart, are in top-notch locations within **walking distance of Waikiki Beach** and the University of Hawaii. All four properties were free and clear, allowing our **borrower to refinance and pull cash out** to invest in purchasing and developing nearby units.



\$ 3 , 7 7 0 , 0 0 0

Hotel Purchase Loan

Davenport, Florida



This hotel purchase comprises a **53,734 square-foot, 104-room** Ramada Inn located within 20 minutes of the world-class attractions Disney World, Universal Studios, Legoland, and Seaworld. The borrower is a **well-equipped experienced hotel operator** with a successful track record of transforming underperforming hotel assets into preferred destinations. The borrower came to Rodeo because the SBA lender could not **close by year's end**; they will exit the loan with an SBA refinance.



\$1,794,000

Ground-Up Construction Loan

Clifton, Virginia



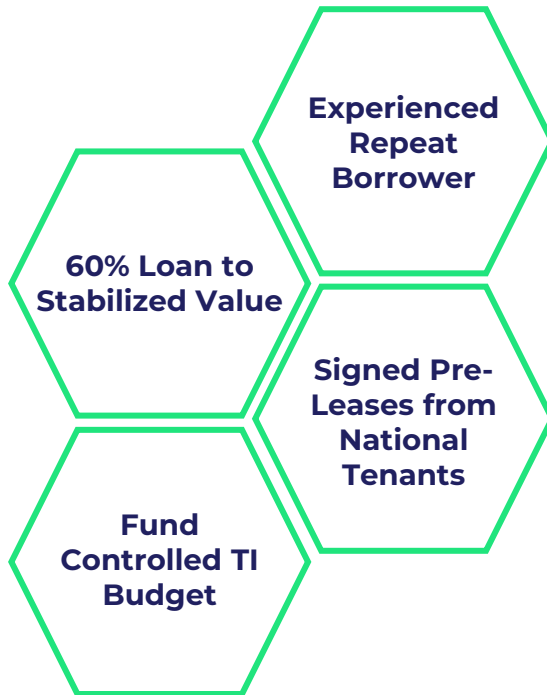
Our \$1,794,000 **ground-up construction loan** has enabled our borrower to build a **dramatic, elegant spec estate, spanning over 8,379 square feet** in “one of the best places to live in Virginia,” less than an hour from Washington D.C. The subject property is a **five-acre shovel-ready vacant lot** purchased by the borrower in October 2020. There are already three interested buyers in the planning stages, which will allow the borrower to quickly exit the loan once the property is sold.



\$19,000,000

Purchase and Tenant Improvement Loan

Madera, California



The subject property is a well situated **134,833-square foot retail property** on an **expansive 13.51-acre** site. The borrower pre-leased a large portion of the center to national credit tenants while the property was under contract which **gave the property significantly more value**. The **experienced repeat borrower** came to Rodeo to finance the purchase and to fund the tenant improvements for the new national tenants coming in. Borrower will exit Rodeo's loan with a conventional refinance or sale of the property.





RODEO
LENDING

FINANCING THAT TRANSFORMS

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