



2025 PROGRAM GUIDE & RECENT FUNDINGS

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

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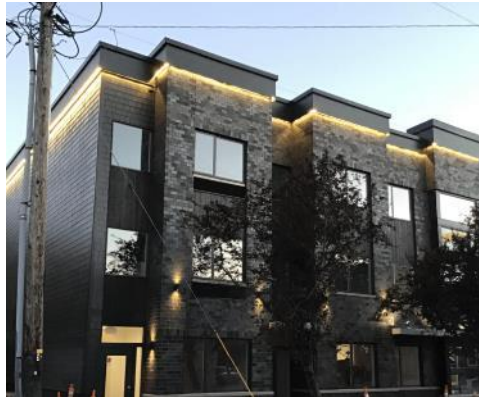
ABOUT US

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 \$10 million



DIRECT private
lender programs &
more!



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*



RESIDENTIAL 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 \$6,000,000	Up to 75%	Up to 85%	-	Up to 85%	Up to 3 years	Call for parameters & pricing
Residential Purchase/Refinance	\$200,000 to \$6,000,000	-	-	Up to 75%	Up to 85%	Up to 5 years (case-by-case)	Call for parameters & pricing
Residential Wreck & Spec®	\$200,000 to \$6,000,000	Up to 75%	-	-	Up to 85%	Up to 2 years	No cash out
Multi-Family/Mixed Use Purchase	\$200,000 to \$6,000,000	-	-	Up to 75%	Up to 85%	Up to 5 years (case-by-case)	Call for parameters & pricing
Multi-Family/Mixed Use Refinance	\$200,000 to \$6,000,000	-	-	Up to 75%	-	Up to 5 years (case-by-case)	Call for parameters & pricing
Multi-Family/Rehab/ Ground up	\$200,000 to \$6,000,000	Up to 70%	Up to 70%	-	Up to 80%	Up to 2 years	Call for parameters & pricing
DSCR SFR / 2-4 Units (Debt Service Coverage Ratio)	\$100,000 to \$3,000,000	-	-	80%	80%	15 YR / 30 YR / 30 YR I/O	Call for parameters & pricing
DSCR 5-10 Units (Debt Service Coverage Ratio)	\$100,000 to \$3,000,000	-	-	75%	75%	15 YR / 30 YR / 30 YR I/O	Call for parameters & pricing
DSCR 1-10 Units (Debt Service Coverage Ratio) Crossed Properties	\$100,000 to \$5,000,000	-	-	75%	80%	15 YR / 30 YR / 30 YR I/O	Call for parameters & pricing

COMMERCIAL LOAN PROGRAM MATRIX

PROGRAM	LOAN AMOUNT RANGE	MAX ARV	MAX-AS- IS LTV	MAX LTV	MAX LTP	TERM	NOTES
Commercial Fix & Flip & Rehab/Ground up	\$500,000 to \$6,000,000	Up to 75%	Up to 75%	-	Up to 75%	Up to 2 years	No cash out
Commercial Purchase/Refinance	\$500,000 to \$6,000,000	-	-	Up to 75%	Up to 85%	Up to 5 years (case-by-case)	Cash out (case-by-case)
Commercial Wreck & Spec®	\$500,000 to \$6,000,000	Up to 70%	-	-	Up to 70%	Up to 2 years	No cash out
Healthcare (Assisted Living / Skilled Nursing / Sub-Acute / 50 Bed Minimum)	\$500,000 to \$6,000,000	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 \$6,000,000	Up to 65%	Up to 70%	Up to 65%	Up to 80%	Up to 2 years	Call for parameters
White Label Commercial Purchase/Refinance	\$500,000 to \$6,000,000	-	-	Up to 75%	Up to 80%	Up to 5 years (case-by-case)	Broker Sign-up & Approval Needed
White Label Commercial Fix & Flip & Rehab/Ground up	\$500,000 to \$6,000,000	Up to 75%	Up to 75%	-	Up to 75%	Up to 2 Years	Broker Sign-up & Approval Needed
White Label Multifamily /Mixed-use Purchase/Refinance/ Construction	\$500,000 to \$6,000,000	Up to 70%	Up to 70%	Up to 75%	Up to 85%	Up to 5 years (case-by-case)	Broker Sign-up & Approval Needed

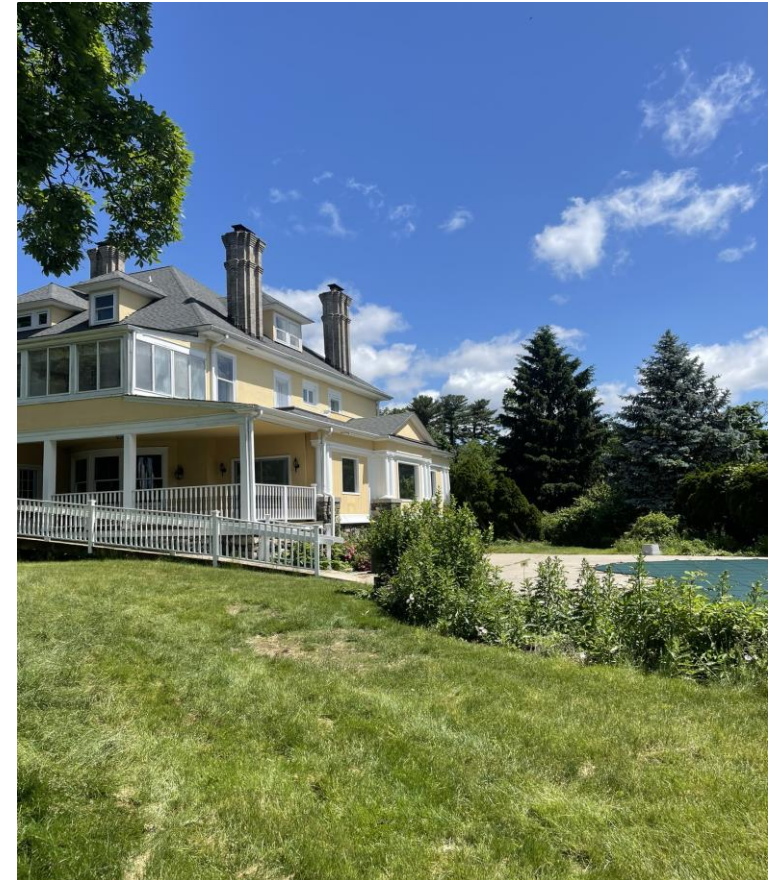
****Parameters and pricing are dependent on various factors that may affect the final leverage amounts and interest rates****

\$2,587,500

Spec Home Purchase Loan

Greenwich, CT

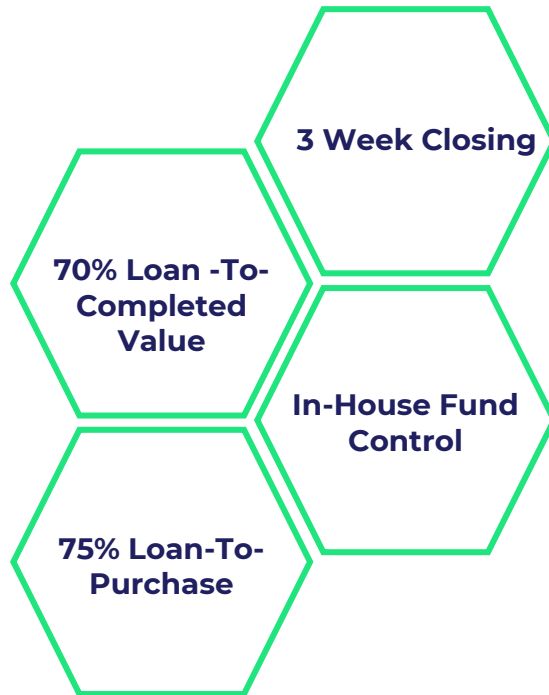
Our client came to us with a **quick closing request to secure the purchase** of a highly sought-after property. This 8,239 sq ft Colonial-style home, featuring 9 beds and 7.5 baths, is situated on 1.23 acres. The borrower plans to subdivide the property into two lots and build 10,000 sq ft spec homes on each, as these types of homes are very popular in Greenwich. **They will likely exit the loan with a Rodeo Lending construction loan.**



\$640,000

Multifamily Purchase & Rehab Loan

Norfolk, VA



We provided a **purchase and rehab loan for a 6-unit multifamily property located in Norfolk, VA**, a vibrant waterfront city in southeastern Virginia. The borrower is a seasoned multifamily developer and contractor with a strong track record of successful projects, including multifamily holdings and flips in the Norfolk area. They turned to Rodeo for a **fast and efficient closing that outpaced traditional bank timelines**. The allocated rehab funds are being used to enhance the units, and the borrower plans to refinance with a conventional loan upon completing the upgrades.



\$2,000,000

Medical Office Refinance

Plano, TX



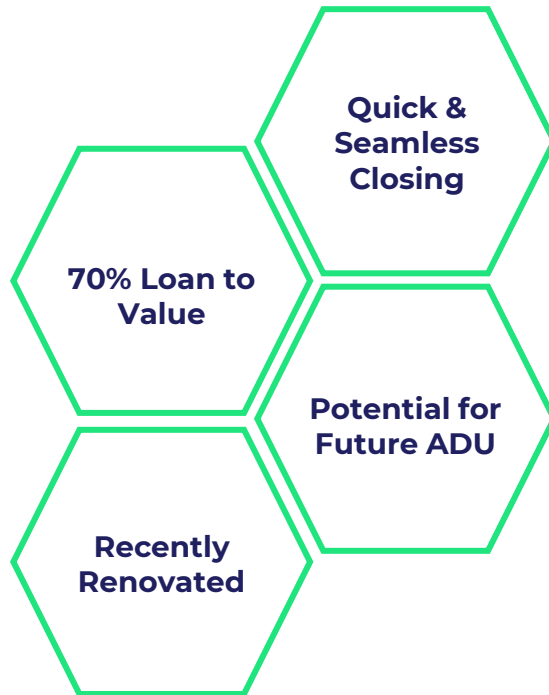
Our clients approached us needing a **cash-out refinance for their fully occupied, multi-tenant, medical office building**. With national tenants on long-term leases, this well located 9,189-square-foot property not only debt services but held enough equity for the borrowers to pull out cash for business debt consolidation. This positions them perfectly to exit Rodeo's loan and transition to an SBA loan for a more permanent solution. Located in Plano, TX—a thriving suburb of Dallas and home to corporate giants like FedEx and Toyota—**this property is in a prime spot for continued success.**



\$2,310,000

Multifamily Purchase Loan

Long Beach, CA



This fully occupied, two-story, 8-unit multifamily property has recently undergone renovations, making it a **standout asset in the highly desirable Belmont Shore neighborhood of Long Beach, California.** The property features eight one-bedroom, one-bathroom charming units with modern comforts. The borrowers came to us due to the **time sensitive nature of their closing, and we seamlessly met their deadline.** They will exit our loan with a long-term conventional refinance.



\$12,375,000

Construction Completion Loan

Montecito, CA



Our repeat client entrusted Rodeo once again for a swift closing on a prime Montecito property, **with plans to rehab and flip it for a substantial return.** This stunning Spanish Colonial Revival estate, known as La Macarena, is set for an extraordinary renovation. Nestled on 1.99 acres in the prestigious Golden Quadrangle, this 10,000 square foot ocean-view gem, will have 8 bedrooms and 10 bathrooms. With a central courtyard as its heart, this home offers endless possibilities, with eight sets of French doors leading to nearly every room. **Stay tuned as our client breathes new life into this property, transforming it into a luxurious masterpiece!**



\$2,756,000

Multifamily Purchase Loan

San Diego, CA

The subject property, situated in the Del Cerro neighborhood of San Diego and adjacent to Lake Murray, is a **fully occupied 10-unit multi-family property with tremendous upside opportunity** given the below market rents and the ability to add six ADUs. The borrowers chose Rodeo Lending for its ability to deliver a quick close and concierge-level service. They will exit our loan with a long-term conventional refinance.

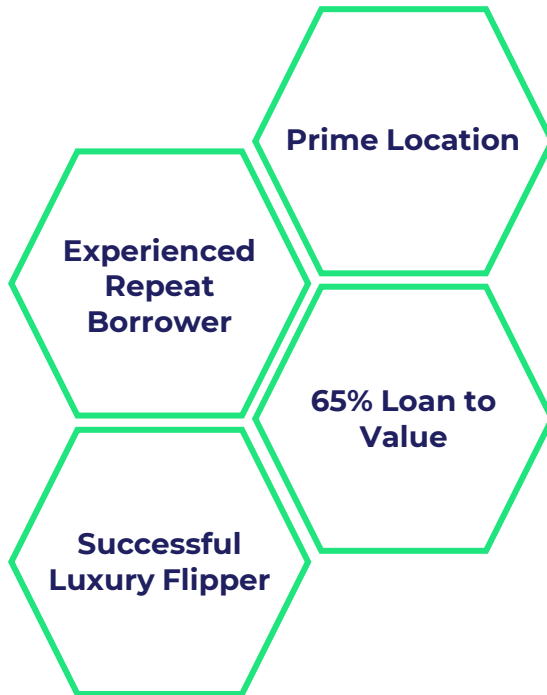


\$4,800,000

Bridge-to-Sell Refinance

Pacific Palisades, CA

Our repeat clients, specializing in luxury home fix & flips, came to Rodeo for a **bridge loan to facilitate the sale of their stunningly renovated property** in the coveted Huntington Palisades area of Pacific Palisades. This exquisite 3067 square foot home, nestled on a quarter-acre view lot, features 4 bedrooms and 3 bathrooms, offering coastal luxury living. With Rodeo's loan, **our clients were able to secure cash out**, ready to embark on their next project.

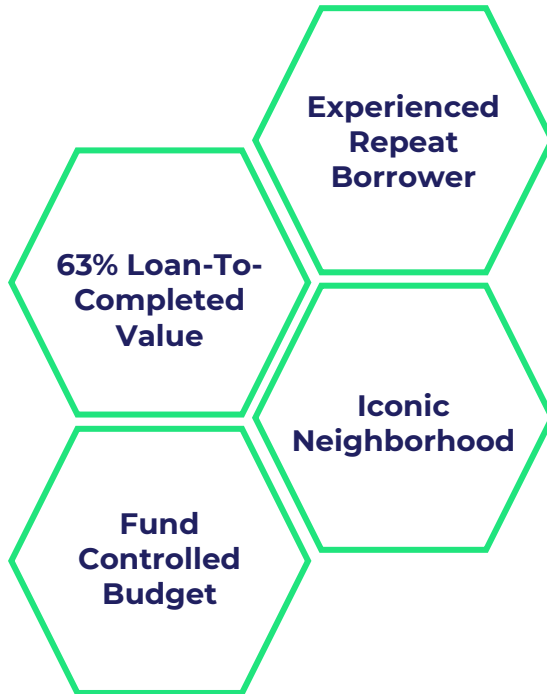


\$2,700,000

Purchase and Rehab Loan

Rancho Mirage, CA

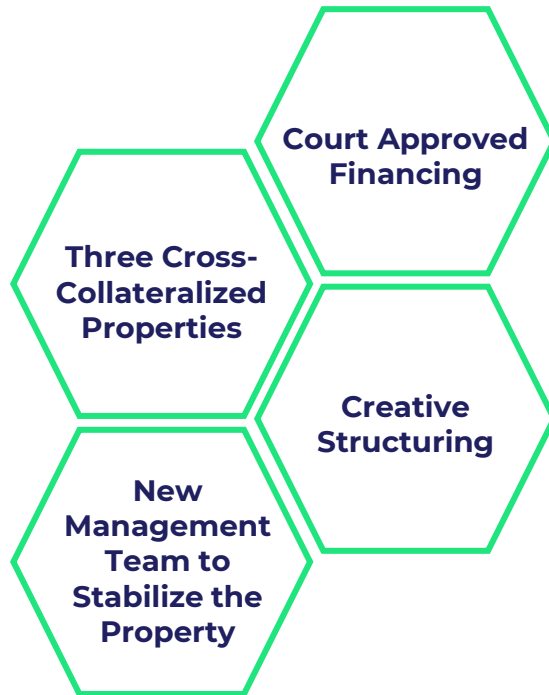
Our repeat borrower, a seasoned expert in luxury fix & flips, came to Rodeo in need of a quick closing on their latest endeavor; the purchase and rehab of a stunning 3-bedroom 4 bathroom 5173 square foot single family residence nestled on an expansive 17,859 square foot lot. Located just minutes from Palm Springs, Rancho Mirage boasts resort-like communities, prestigious golf courses, and has attracted notable celebrities such as Frank Sinatra, Sammy Davis Jr, Bob Hope, and Lucille Ball. **Included in Rodeo's loan is a construction reserve of \$500,000 earmarked to revitalize and modernize the property, creating a significant increase in market value making this an unparalleled investment opportunity for our client.**



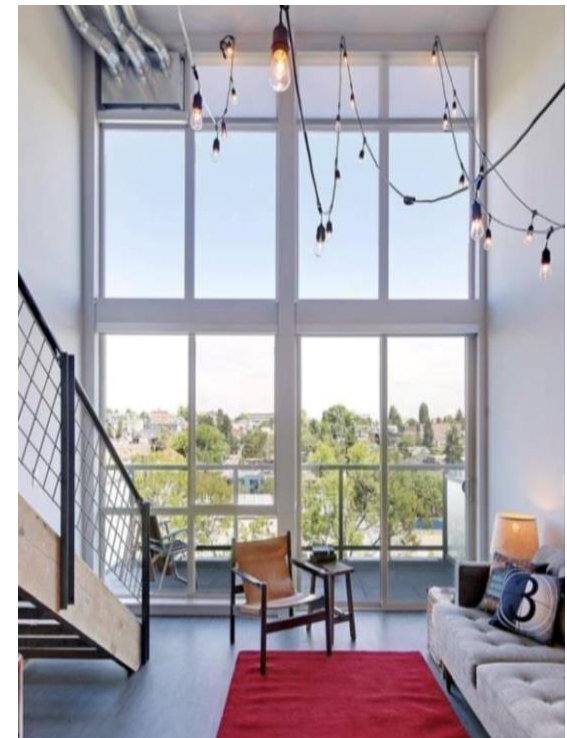
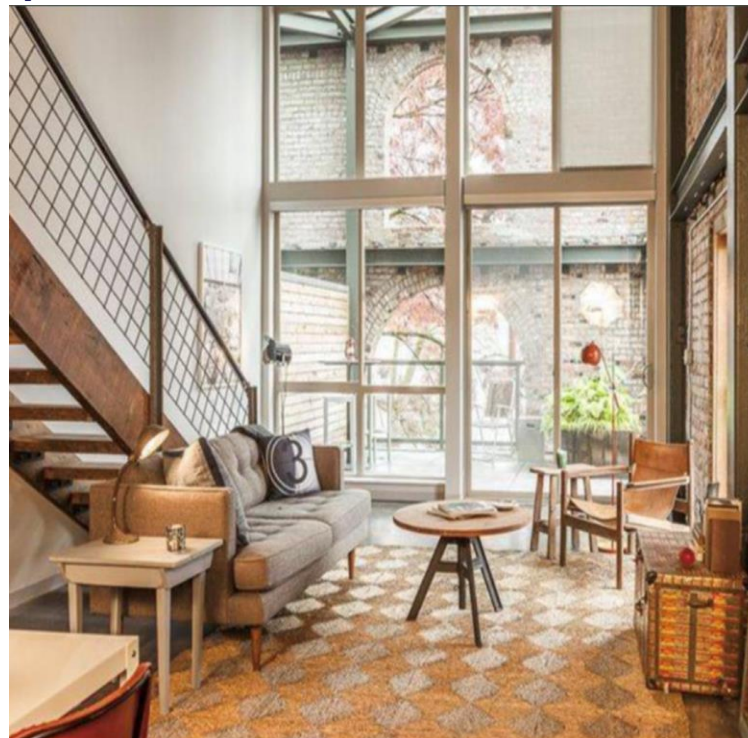
\$8,500,000

Debtor-In-Possession (DIP) Loan

Seattle, WA



Nestled in Seattle's vibrant Capitol Hill neighborhood, **this mid-rise mixed-use apartment complex** offers a unique blend of residential and retail spaces. With 24 spacious loft-style units spread across 20,020 square feet of rentable space, the property also includes an additional 4,043 square feet of prime ground-level retail. To further strengthen the deal, two more Seattle properties—a multifamily building and a retail/office space—have been cross-collateralized, providing extra security. **This loan will serve as Debtor-in-Possession (DIP) financing, allowing the borrower to continue operations during the bankruptcy process.**



\$9,300,000

Oceanfront Purchase Loan

Carpinteria, CA



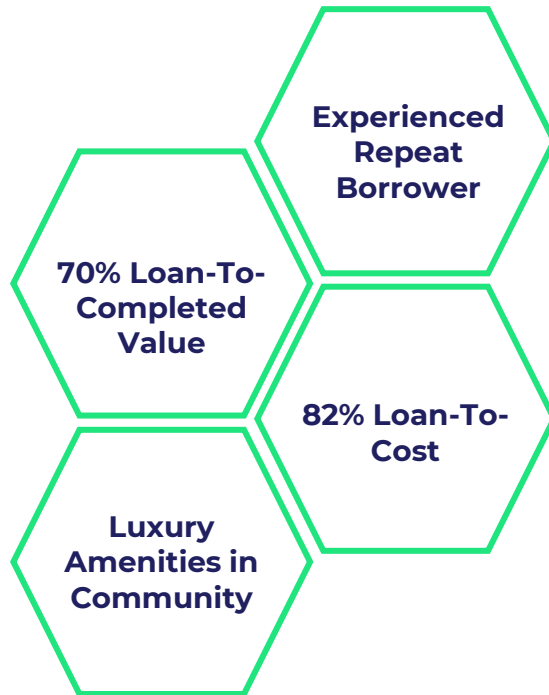
You can't get any closer to the ocean than this! We've just closed the purchase of a charming beachfront property in one of the most sought-after locations in Santa Barbara County. The subject property is a 2,452-square-foot, 3-bedroom, 3-bathroom residence, complete with a 1-bedroom, 1-bathroom guest house, that sits on a generous oceanfront 16,988-square-foot lot. Carpinteria, CA—a quaint coastal town just 12 miles south of Santa Barbara, has drawn the attention of celebrities like Ellen DeGeneres, and Kevin Costner. **Unlike Montecito, this coastal gem offers exclusive beachfront properties that deliver truly unmatched oceanfront living.**



\$4,340,000

Spec Home Ground-Up Construction Loan

Truckee, CA



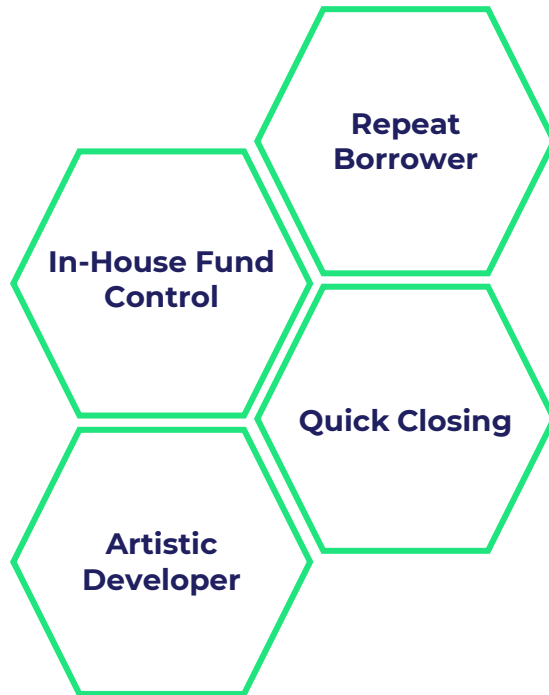
This Rodeo Lending construction loan will result in a beautifully appointed 5,100 sq ft 5 bedrooms 5.5 bathrooms on .52 Acres in this up-and-coming neighborhood. **Our repeat borrower came back to us because of his seamless experience utilizing a Rodeo Lending construction loan for a similar previous project that resulted in a successful and profitable exit for the borrower.** Rodeo's efficient and smooth underwriting process along with our in-house technology backed fund control process worked perfectly. The borrower will exit this new loan with a sale of the property once completed..



\$3,750,000

Purchase & Renovation Loan

Palm Springs, CA



We're thrilled to announce the closing on yet another exceptional desert oasis **purchase and rehab loan**. The subject property, showcased in Architectural Digest, is situated within the prestigious Las Palmas enclave of Palm Springs, spanning .65 acres. Boasting 4 bedrooms, 4.5 bathrooms, and an array of incredible outdoor amenities, **this property is set to undergo \$250,000 in cosmetic updates, funded by Rodeo** along with the purchase funds. Notable features include a gym, media room, outdoor kitchen, and upscale fixtures, ensuring a swift and profitable turnaround in the bustling Palm Springs market.





RODEO
LENDING

FINANCING THAT *TRANSFORMS*

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