



GROUND UP CONSTRUCTION NICHE LIST

1/16/25

Maximum Loan To Cost

- ✓ Up to 75% of the lower of land value or purchase price/60% if unpermitted, plus 100% of construction
- ✓ Max 85% of total project costs
- ✓ LTC Catch Up Draw to raise initial advance to 75% at approval of required plans/permits post-closing

Maximum Loan To ARV: Up to 70%

Recourse: Full Recourse

Reserves/Escrows:

- ✓ Interest Reserve: Minimum 1 month

Minimum Fico: 680

Experience

- ✓ Previous real estate experience required: 1-2 Ground ups
- ✓ GCs if experience if permits tie to Ground ups
- ✓ Guarantors with no experience permitted on a case by case basis

Loan Amounts: Min: \$50,000 - Max: \$3,500,000

Term Length: 12 months, Up to 18 at Lender Discretion

Property Count: Min: 1 - Max: 2

Permitted Property Types:

Eligible:

- ✓ Non-owner Occupied 1-4 unit residential
- ✓ Townhomes
- ✓ Condos

Ineligible:

- ✓ Mixed use properties
- ✓ 5+ unit multifamily properties
- ✓ Condotels
- ✓ Co-ops / TICs
- ✓ Commercial Property
- ✓ Log Homes
- ✓ Properties Subject to Oil and/or Gas Leases
- ✓ Operating Farms, Ranches, or Orchards
- ✓ Vacation or Seasonal Rentals
- ✓ Rural properties



To get a quick quote
on a loan scenario,
contact us today!

1-888-399-8881

EQUITY WAVE LENDING, INC.

2355 Main St, Suite 230 - Irvine, CA 92614 - www.equitywavelending.com



Equity Wave lending, Inc. DRE #01890464 – NMLS #399144 -- DBO #603K580
This advertisement only applies to licensed real estate professionals and licensed mortgage loan officers.