

**Property Types:** Single-Family Residential, Multi-Family (4 or more units), Hotel or Commercial Buildings

**Locations:** California, Washington, Texas, Florida, Massachusetts, New York  
(will consider other locations on deal basis)

**Deal Size:** \$1,000,000 - \$50,000,000 Single Family  
\$1,000,000-\$50,000,000 Multi Family  
\$5,000,000-150,000,000 Hotel & Commercial Buildings

If you're an accredited investor with 350k+ liquid that would like to co-invest with us please email [deals@the12family.com](mailto:deals@the12family.com)

**Rates:** Rental Programs start @ 5.5% 2pts  
Cash-Out start @5.5% 2pts  
Purchases start @ 8% 2pts

Please note the rates mentioned above are subject to change based on deal & borrower information.



**Additional Criteria:** For immediate responses please send entire package. Example below.  
deals@the12family.com

For Institutional A Paper Programs

- Loan Application – Attached or signed PFS with Balance Sheet
- 2 years taxes Business and Personal plus YTD P&L and Balance Sheet
- 3 months Bank Statements, Brokerage or other Liquid Asset Accounts
- Schedule of RE – Attached if you do not already have
- Signed Borrower’s Authorization – attached
- Recent or older copy of a credit report with at least 1 score
- Property Listing Sheet, Info, BPO or old Appraisal, Rehab / Construction Budget and cost breakdown
- Proforma and or Rent Roll and Operating Statements (year end 2015 and YTD 2016)
- Special Purpose Entity Formation Docs: Stamped Articles, Operating Agreement or Bylaws
- Executive Summary with Property Ownership History (Purchase date and Price – please include Closing Statement), Current Mortgage amount (include current mortgage statement), current state of entitlements/permits, Cash invested into project to date, Financing Request, Term Requested and Exit Strategy.

For Private Money Programs (Business Lending)

- Loan Application([Contact Us via email](#)) – Attached or signed PFS with Balance Sheet
- Project Summary
- 3 months Bank Statements, Brokerage or other Liquid Asset Accounts
- Schedule of RE – Attached if you do not already have
- Recent or older copy of a credit report with at least 1 score
- Property Listing Sheet, Info, BPO or old Appraisal, Rehab / Construction Budget and cost breakdown
- Proforma and or Rent Roll and Operating Statements (year end 2017 and YTD 2018)
- Special Purpose Entity Formation Docs: Stamped Articles, Operating Agreement or Bylaws

