



## Joint Venture Program

UF represents a real estate fund that buys flips, rentals, and multi-family properties throughout the country. We want to partner with investors that bring great deals and are willing to put in sweat equity to ensure profitable deals.

### **FIX AND FLIP**

Requirements: **You must have closed at least 1 successful rehab loan with us to be considered for a JV opportunity.** You must be direct to the seller. No daisy chains or partners. The property must be located close to you. No out of state properties.

100% of our funds will be used to purchase and renovate the property. Max reno budget is \$80K on single-family homes. 50/50 split of the net profit (after 10% preferred return) goes to the JV partner whose job is to manage the rehab project until the sale of property.

All in no more than 75% of ARV. (Purchase, Rehab, 6 months of interest, closing costs). We pay for appraisal.

Areas: Low crime, nice neighborhoods, no rural. (If you don't feel safe at night it's not a good area.)

Residential (1-4 units): \$100,000 min purchase price, \$400,000 max for 1-4 units.

Rehab management fee (paid to you) is usually \$2,000 - \$5,000 depending on size of rehab after rehab is completed and all inspections are passed.

Multi-Family (5-30 units): \$250K - \$3MM purchase price, 8%+ Cap Rate

Rehab management fee is \$5K+ and depends on size of renovation.

We take title to property as collateral. This is non-negotiable since we are putting up 100% of the funds on the deal.

We have JV agreements in writing for every deal.

Email - [mbraswell@unlimited-funding.com](mailto:mbraswell@unlimited-funding.com)

Phone - 770-854-2194

[www.unlimited-funding.com](http://www.unlimited-funding.com)

## **LONG TERM RENTALS**

100% of our funds will be used to purchase and renovate (if necessary) each property.

You MUST be direct to the seller. No daisy chains or partners. The property must be located close to you. No out of state properties.

Our main focus is acquiring residential and multi-family rental properties. We want to hold these assets on a long-term basis for 5+ years. If you need to be cashed out at any time in the future, we do an appraisal to determine value at the time of cashing out. 90 days' notice is required for requesting cash out.

Residential (1-4 units): \$100,000 min purchase price, \$400,000 max for 1-4 units.  
2 weeks to close for a single family plus a day or two to review the deal. Rehab management fee (paid to you) is usually \$2,000 - \$5,000 depending on size of rehab after rehab is completed and all inspections are passed.

Multi-Family (5-30 units): \$250K - \$2MM purchase price, 8%+ Cap Rate  
We will consider properties above 20 units on a case-by-case basis. 6 weeks to close plus 2 – 3 days to review the deal. Rehab management fee is \$5K+ depending on size of renovation.

We take title to property as collateral. This is non-negotiable since we are putting up 100% of the funds on the deal.

We have JV agreements in writing for every deal. You can read our standard agreement before you do anything.

We split rental cash flow and equity 50/50 after 10% preferred return is met. Cash flow and payouts are paid to you via ACH on a quarterly basis.

We have to cover our interest at cost and will convert interest to lower long-term rate once rehab is done and tenants are in place.

We handle the conversion/refi and use a third party property management company.

We will provide you with a proof of funds letter to make offers. You must request this via email @ loans@unlimited-funding.com.

**Exclusions – Adding square footage, new construction, usage conversion, land, and mixed use properties**

**All properties whether flips or rentals must be evaluated and approved thru Deal Analyzer spreadsheet, which will be provided to you. POF letters will only be provided on properties that meet our requirements.**