

LendingOne empowers real estate investors with strategic financing solutions for Build-to-Rent and SFR Portfolios, specializing in high-value deals. Maximize your portfolio's potential and achieve investment goals with our customized solutions.

	Permanent Financing	Bridge Financing	Bridge-to-Perm Financing	Construction Financing
<b>Loan Purpose</b>	Stabilized Acquisition, Refinance	Acquisition, Aggregation & Stabilization, Refinance	Aggregation & Stabilization, Refinance	Ground Up Construction
<b>Loan Amount</b>	\$2M - \$100M+	\$2M - \$100M+	\$2M - \$100M+	\$15M - \$100M+
<b>Loan Term</b>	5, 7, 10 Years	Up to 3 Years with Extension Options	5, 7, 10 Years	Up to 3 Years with Extension Options
<b>Interest Rate Type</b>	Fixed	Floating + SOFR	Fixed	Floating + SOFR
<b>Amortization</b>	Interest Only; 30yr	Interest Only	Interest Only; 30yr	Interest Only
<b>Prepayment Penalty</b>	YM; Declining Points, Hybrid	YM; Minimum Interest	YM; Declining Points, Hybrid	N/A
<b>Future Advances</b>	None	Draw Down as Units are Delivered at C/O	Draw Down as Units are Delivered at C/O	Draw Down as Each Construction Milestone is Completed
<b>Recourse</b>	Non-Recourse with Standard Carve-Outs	Non-Recourse with Standard Carve-Outs	Non-Recourse with Standard Carve-Outs	Non-Recourse with Standard Carve-Outs
<b>Min DSCR/Debt Yield</b>	1.10x - 1.20x DSCR	~7.0% Debt Yield	1.10x - 1.20x DSCR	N/A
<b>Eligible Property Types</b>	Single Family, Townhome, Condo, 2-4 Unit	Single Family, Townhome, Condo, 2-4 Unit	Build-for-Rent	Single Family, Townhome, Condo, 2-4 Unit
<b>Closing Timeline</b>	45 - 60 Days	45 - 60 Days	45 - 60 Days	45 - 60 Days
<b>Escrows</b>	RE Taxes and Insurance	N/A	RE Taxes and Insurance	N/A

## Recently Funded Deals



**\$24,889,020**

Permanent Financing  
129 Properties

- 5-Year Perm Refinance
- Non-Recourse
- Georgia



**\$70,000,000**

Bridge Financing  
280 Properties

- BTR Refinance
- Non-Recourse
- Florida



**\$34,134,425**

Bridge to Perm Financing  
151 Properties

- 5-Year Bridge-to-Perm
- Non-Recourse
- North Carolina



**\$46,000,000**

Bridge to Perm Financing  
212 Properties

- 5-Year Bridge-to-Perm
- Non-Recourse
- Georgia

For more information,  
please contact:



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