Build-to-Rent and SFR Portfolio Loan Solutions

LendingOne Institutional Group

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

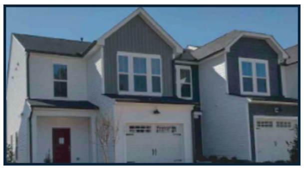
Recently Funded Deals

$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 us:

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