



**ENDEAVORS  
SOUTH FLORIDA**

REAL ESTATE INVESTMENT NEEDS

Your trusted partner  
for fast and flexible  
financing

# LOAN PROGRAMS

Purchase · Refinance · Cash-out

## SHORT-TERM LOANS



12, 18 and 24 months

Bridge  
Fix & Flip  
New Construction  
Land Loans

- Bridge loans up to 80% LTV
- Fix & Flip loans up to 95% LTC
- New Construction loans up to 90% LTC
- Land loans up to 75% LTV
- Rates starting at 10%
- 600 is the minimum FICO required
- Closing on 15 days (on average)
- No prepayment penalty
- Rural Fix-n-flip and Construction available

## LONG-TERM LOANS



30 years

Bridge  
DSCR Rental  
Non-DSCR

- Up to 80% LTV
- Foreign Nationals up to 75% if Purchase; 70% if Refi
- Rates starting at 6%
- No minimum FICO required on some programs
- Closing on 3 to 4 weeks on average
- 5 years prepayment penalty with option to buy it down to 6 months
- Second liens available



Specialized from Single to Multi-Family Residences  
Commercial and Mixed-use properties case by case

- **No experience required**
- **We accept foreign nationals**
- **We lend on manufactured homes and non-warrantable condos**

## FOR OUR BROKERS

From 0.75% to 1.5% origination  
Cap at 5 points total

## WHOLESALE & REALTORS

Referral fees up to 0.5%

# GET IN TOUCH



**(786) 530 3130**  
**(747) 400 2127**



**Miami, FL**



**[info@endeavorsrealestatesf.com](mailto:info@endeavorsrealestatesf.com)**

**[ENDEAVORSREALESTATESF.COM](http://endeavorsrealestatesf.com)**