

SFG

SEATTLE
FUNDING
GROUP LTD

2017

LOAN PROGRAMS



PROVEN
TRUSTED
REPLIABLE

COMMERCIAL



RESIDENTIAL



PARK CITY, UT

CONSTRUCTION



CLYDE HILL
BELLEVUE, WA

"Perhaps most compelling is the fact that over 60% of our 2016 business involved repeat clients. When clients return 5, 10 and 20 times, or more, there is a reason."

John Odegard

President, Seattle Funding Group



Commercial Loans

QUICK, FLEXIBLE PORTFOLIO
LENDING DESIGNED TO ACHIEVE
THE BORROWER'S OBJECT

Seattle Funding Group's bridge and transitional lending programs were engineered to provide real estate investors with the highest level of responsiveness and deal certainty.



Ron Lorentsen
Seattle Funding Group
Senior Underwriter
(888) SFG - FUNDS

SFG of Arizona
NOW OFFERING
COMMERCIAL
LOANS IN THE
ARIZONA
MARKETPLACE.



Rodd Wagner
SFG of Arizona
Senior Underwriter
& Office Manager
(888) SFG - FUNDS

Opportunity capital for the proactive real estate investor.

BORROWING ENTITIES AND CREDIT REQUIREMENTS

Individuals, corporations, LLCs, partnerships, trusts, estates, foreign nationals, etc.

Combine multiple borrowers or multiple entities into a single transaction.

SFG is credit sensitive and performs common sense underwriting of the asset, borrower and numbers.

Seasoned, skilled sponsors are a plus.

MOST REAL ESTATE CONSIDERED

Commercial, industrial, office, multi-family, self-storage, retail, etc.

Cross-collateralize on multiple properties for maximum loan amounts.

Unimproved parcels, residential lots and single-use properties considered based on the specifics. Sponsors are a plus.

SIMPLE APPLICATION PROCESS

Call or e-mail your SFG underwriter your loan request.

Visit our website for SFG's commercial loan application.

RESPONSIVE PORTFOLIO LENDER

SFG doesn't rely on credit lines or depend on reselling to the secondary market approvals.

Offers the creativity and flexibility that comes with being a true portfolio lender

Direct portfolio lender engineered for speed.

FAST ANSWERS

Immediate action, steady communication, quick closings.

Same-day turnaround on SFGs expression of interest.

We can provide proof of financing letters and close your loan in days when the situation requires.

FOR ANY BUSINESS PURPOSE

Capitalize on time-sensitive opportunities such as the immediate acquisition of undervalued or value added properties

Restructure debt, settle disputes at a discount, buy out partners.

Cash-out refinance or borrow against properties listed for sale.

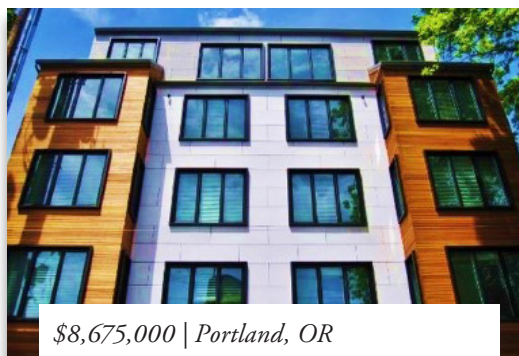
Small Balance Private Money Lending
Capital at the Speed of Business

Loan amounts:	\$200,000 to \$12,000,000+
Loan to Value:	Flexible, up to 65%
Interest Rates:	7.99% to 9.99%
Fees:	1.5 to 3 points
Loan Terms:	Up to 3 years
Lien Position:	First
Prepayment Penalty:	None, in most cases

"My experience as a commercial real estate broker has demonstrated that finding a willing buyer and seller is only half the challenge. Obtaining the financing which glues the deal together is the other half. Seattle Funding Group provided the service and flexibility which kept all the parties at the table."

Dan Stutz

Senior Vice President, CB Richard Ellis



\$8,675,000 | Portland, OR

SFG routinely provides highly responsive bridge lending for quality, income producing properties throughout the major markets of the West. This recent closing underscores that simple truth, and many of its underwriting elements typify what SFG looks for when considering a bridge loan of this nature. Great walkability, new high-quality construction, strong sponsorship, and a leverage level well under 65%.

61.9% LTV



\$3,000,000 | Queen Anne-Seattle, WA

This 23-unit apartment building is located in Seattle's Queen Anne neighborhood. The South Slope of Queen Anne Hill is arguably the best location in the city offering views of downtown Seattle and the iconic Space Needle. This investor wanted a quick refinance with some cash-out to finish a high-end rehab project he started over in Magnolia.

65% LTV

"SFG was not only the lender, they became a part of the team with their excellent follow-up and communication on every critical detail. The loan funded in less than two weeks and we have a very happy client. Thank you!"

Jeannine Savory

Prudential California



\$3,900,000 | La Jolla, WA

This transaction was a bridge loan to finance the acquisition of a 4-unit, coastal project. Located at La Jolla's Windansea Beach, this new, four-level project has high quality finishes, enjoys ocean views and a premier location. Built and designed as luxury condominiums with large entertainment decks, an elevator, and individual underground garages.

65% LTV

"SFG's team worked in a very professional manner to satisfy the time left on the 1031 exchange. For me, it was a relief to have Seattle Funding Group's team during this loan process...we could not have done it without the knowledge and experience of SFG. This loan saved the borrower millions in taxes..."

Michael Laurencelle

Marcus & Millichap Capital Corporation



\$1,200,000 | Columbia City-Seattle, WA

This property is an infill lot in the desirable and affordable neighborhood of Columbia City, Seattle, WA and is steps to the Columbia City light rail station. Seattle Funding Group provided the purchase money for a builder/developer on one parcel totaling 27,121 sq.ft.

50% LTV



Residential Loans

INVESTMENT PROPERTIES, FIX AND FLIPS, LOT PURCHASES OUTSIDE THE BOX IS RIGHT OVER OUR PLATE



Charles Salas

SFG of California
Senior Underwriter
(888) SFG - FUNDS

Our investment residential loan program is built for fast closings, an essential element for investors in the highly competitive submarkets and neighborhoods seeing the most buyer demand and profit opportunity.

*Uncompromising discipline...
setting the standard in private
for more than 28 years.*

BORROWING ENTITIES & CREDIT REQUIREMENTS

Individuals, corporations, LLCs, partnerships, trusts, estates, foreign nationals, etc.

Combine multiple borrowers or multiple entities into a single transaction.

SFG is credit sensitive and performs common sense underwriting of the asset, borrower and numbers.

NON-CONSUMER, RESIDENTIAL INVESTMENT PROPERTIES

Rental homes, small multi family, fracture condos, properties listed for sale.

1-4 units, 5+ acres, vacation homes, corporate retreats, super luxury rentals, fix and flips.

Multiple properties (one loan).

Cross-collateralize on multiple properties when maximum loan amount is required.

Subordinate liens acceptable for a portion of the protective equity.

FOR A VARIETY OF INVESTMENT REASONS

Immediate acquisition of undervalued properties or to prevail in competitive bidding situations.

When traditional lenders can't or won't move fast enough.

Properties listed for sale or under contract are no problem...no prepayment penalty.

RESPONSIVE PORTFOLIO LENDER

SFG doesn't rely on credit lines or depend on reselling to the secondary market.

Offers the creativity and flexibility which come with being a true portfolio lender.

SIMPLE APPLICATION PROCESS

Call or E-mail your SFG underwriter your loan request.

Fill out an SFG Quick Quote request on our website.

FAST ANSWERS

Same-day turnaround on SFG's expression of interest.

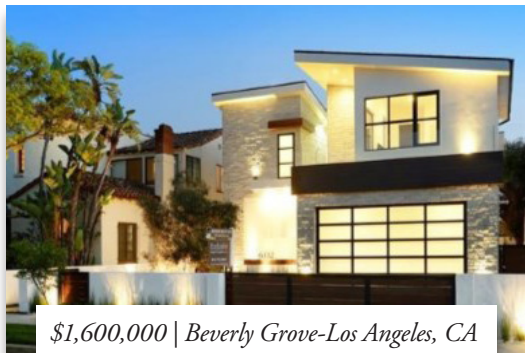
We can provide proof of financing letters and close your loan in days when the situation requires.

e money lending

"Just a note to thank you for your diligence and cooperative efforts in our closing. I would be honored to work with you again. We are in a highly spirited business made enjoyable by the collaboration of quality colleagues. Congratulations on a job well done."

Mickey Hedges

Coldwell Banker Previews International



\$1,600,000 | Beverly Grove-Los Angeles, CA

This was a rather straightforward bridge loan on a terrific, new contemporary spec home in LA's Beverly Grove neighborhood. It had been built with cash, was within days of being completed, and the owner required Seattle Funding Group of California's sensibly priced transitional financing for the purchase of another development opportunity.

66% LTV



\$1,900,000 | La Jolla, CA

The holder of a non-performing junior lien on this fine coastal property had an opportunity to take title in a friendly transfer. Seattle Funding Group of California worked closely with the various parties to quickly document and close the transaction, pay-off the discounting senior lien, provide the construction funds for necessary repairs and to reposition the asset/sponsor/new owner to protect the significant dollars they had at risk.

63.3% LTV



\$3,250,000 | Encino, CA

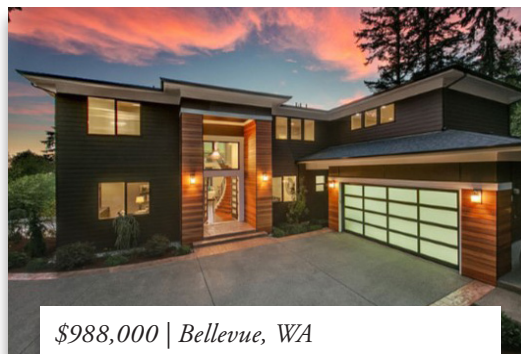
This high-end, spec house was nearing completion when Seattle Funding Group was approached to provide bridge financing to pay off matured loans. As to the deal itself, the numbers were easy at under 55% LTV, the location excellent, the product top-notch, and the sponsors/builders were tailor made for SFG. It was a textbook case of broken priority.

56% LTV

"When our clients need results, the team at Seattle Funding Group is simply the best in the business, bar none."

Peter Nisbet

Marcus & Millichap



\$988,000 | Bellevue, WA

This local builder specializes in luxury spec home construction projects in strategic, core locations. This particular project is located in the highly coveted submarket of Bellevue, Washington. As a direct lender with over 28 years of construction lending experience, SFG is able to provide the flexibility necessary to capture opportunities like this high end spec construction project.

49% LTV

Setting the Standard in Private Money Lending

Loan amounts:	\$200,000 to \$6,000,000+
Loan to Value:	Flexible, up to 65%
Interest Rates:	7.99% to 9.99%
Fees:	1.5 to 3 points
Loan Terms:	Up to 3 years
Lien Position:	First
Prepayment Penalty:	None, in most cases

"Working with Seattle Funding Group has been an amazing tool for me as a mortgage lender. Their prompt response, great service and fast closings have streamlined lending for my clients and me. If you need an out-of-the-box lender with quick turn times, there is no alternative."

Sergio Martinez

Flagstar Bank



Construction Loans

FOR COMMERCIAL AND SPEC
RESIDENTIAL PROJECTS

Responsive and accessible, SFG construction loans are a favorite among the building industry.



Kent Rowe

SFG Vice President &
Senior Underwriter
(888) SFG - FUNDS



Reid Wagner

Seattle Funding Group
Associate Underwriter
(888) SFG - FUNDS

Our construction lending department is one of the west coast's finest

BORROWING ENTITIES AND CREDIT REQUIREMENTS

Owner, builder, spec or custom home construction.

Individuals, corporations, LLCs, partnerships, trusts, estates, foreign nationals, etc.

Combine multiple borrowers or multiple entities in a single transaction.

SFG's decisions are based on the quality of the project.

Ground-up or broken priority.

PROJECT TYPE AND REQUIREMENTS

Spec residential – attached, detached, in-fill, high end fix & flips, multi-family or broken projects.

Commercial projects can include acquisition financing and asset repositioning.

REALISTIC CONSTRUCTION PERIODS

Up to 24 months, or more, depending upon the scope of the project.

Can accommodate multiple phases and sensible, market driven partial releases.

No prepayment penalties or yield maintenance.

Ground-up or construction completion and broken priority... and we can finance the acquisition, too.

IN-HOUSE CONSTRUCTION DEPARTMENT

SFG manages its own construction fund controls and inspections for projects throughout the west.

Quick, flexible dispersals, one week turnaround on draw requests.

Custom draw schedules that support your project.

SFG's experienced construction manager is on staff and at your service.

RESPONSIVE PORTFOLIO LENDER

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Offers the creativity & flexibility that comes with being a true portfolio lender.

SIMPLE APPLICATION PROCESS

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Visit our website for SFG's construction loan application.

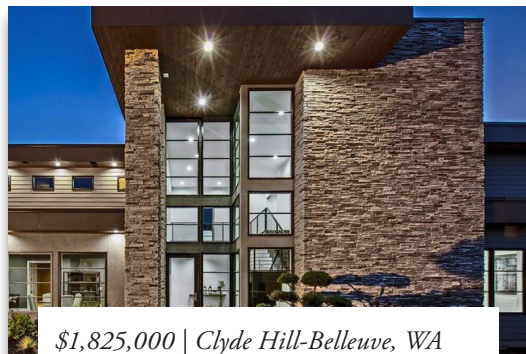
The ability and willingness to structure sensible solutions to your construction financing needs.

FAST ANSWERS

Same-day turnaround on SFG's expression of interest.

We know our markets and can get to deal certainty while the bank is still asking questions.

partment has built quite a following
est boutique builders.



\$1,825,000 | Clyde Hill-Belleuve, WA

High-end, spec residential construction financing in Clyde Hill, Washington. This highly experienced builder/developer and his veteran team built a 5688+ sq.ft. home within minutes to Bellevue downtown corridor, I-405 and I-90. Located in one of the higher priced communities all of Bellevue, this home will be turnkey with all the amenities, including 5 bedrooms, 5 baths, and a large 28,000 sq ft lot.

49% LTV

*More than 28 years of sensible
Construction Lending Solutions*

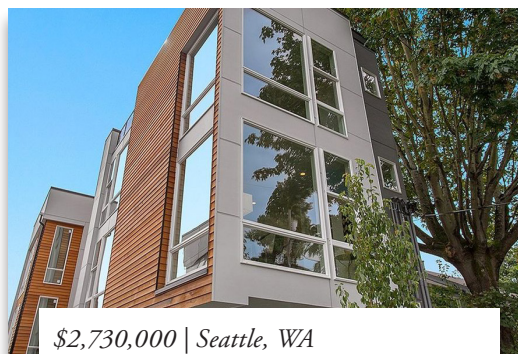
Loan amounts: \$200,000 to \$6,000,000+
Loan to Cost: Up to 100%
Interest Rates: 8.99% to 9.99%
Fees: 2.5 to 3.5- points
Loan Terms: Up to 18 months
Lien Position: First
Prepayment Penalty: None, in most cases



\$3,360,000 | Park City, UT

Seattle Funding Group was the perfect lending choice for this ultra-luxury, spec construction, residence in Park City, UT. This ski-in ski-out home is located at one of most prestigious ski communities in North America, Park City Mountain Resort. This transaction is an excellent example of SFG's lending capabilities – providing \$3,360,000 for high-end spec construction financing.

61% LTV



\$2,730,000 | Seattle, WA

This experienced builder, with a free and clear lot, is now able to capitalize on a well located infill location, thanks to his loan through SFG's in-house construction department. These homes are centered around a common courtyard and are designed to capture the amazing views and promote urban living in this high demand neighborhood of Seattle.

64% LTV

"I enjoy working with SFG's experienced construction loan manager. On several occasions he has given me ideas and feedback that have avoided unanticipated complications or delays."

Thach Nguyen

Founder & President

Thach Real Estate Group - Seattle, WA



\$580,000 | Bellevue, WA

A local builder was self-funding this ground up spec construction project and ran across another prime investment opportunity that required some capital. Borrower approached SFG about lending the last 30% needed to complete the spec home so they could re-deploy their capital. The home sits high above Bellevue with spectacular views west toward downtown Seattle and the water.

26% LTV

"Finest private money I ever worked with. They really know how to make a deal come together."

Todd R. Bennett

President, BDR Capital Partners, LLC

www.seattlefundinggroup.com

"The finest in short term transitional capital."

PROVEN

TRUSTED

REPLIABLE

ALASKA • ARIZONA • CALIFORNIA • COLORADO • HAWAII • NEVADA • OREGON • TEXAS • UTAH • WASHINGTON



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