

# SFG

SEATTLE  
FUNDING  
GROUP LTD

SFG INCOME FUNDS

# SERVING PREMIER BUILDERS ACROSS THE WESTERN U.S.



**\$2,170,000** | *Carlsbad, CA*

Located in a desirable coastal location, this luxury SFR was just one of five ground up spec homes built in this sought after neighborhood.

**53% LTV**





# Sample of Recent Transactions

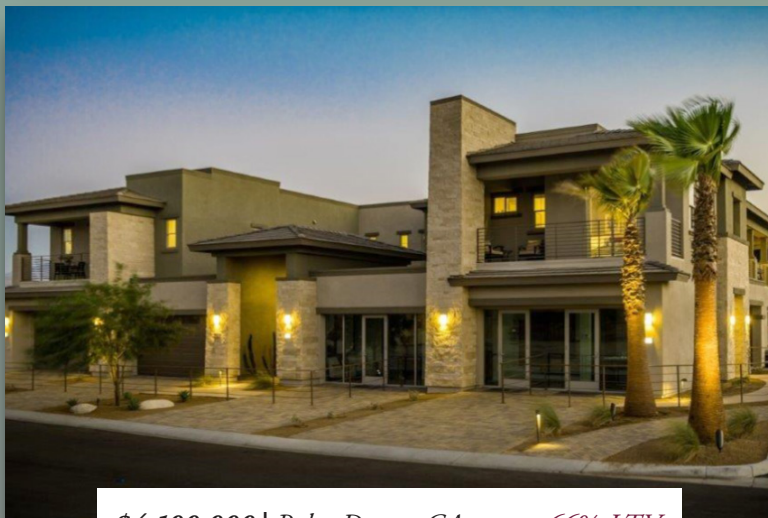
Seattle Funding Group offers speed and certainty others simply can't provide.

## SFG Construction Programs

- Spec residential - attached, detached, in-fill, high-end fix & flips, multi-family or broken projects
- Commercial projects - acquisition financing and asset repositioning
- Ground-up construction completion and broken priority... and we can finance the acquisition too
- Quick, flexible draw process - one week turnaround on draw requests
- Custom draw schedules that support your project

## SFG Underwriting Team

The Underwriters at Seattle Funding Group are seasoned and highly skilled deal makers. They quickly see through the key elements of a transaction and structure exacting solutions for immediate results. It is for this reason a sizeable portion of our loan volume is with successful repeat borrowers. ***Why do you think they keep coming back?***



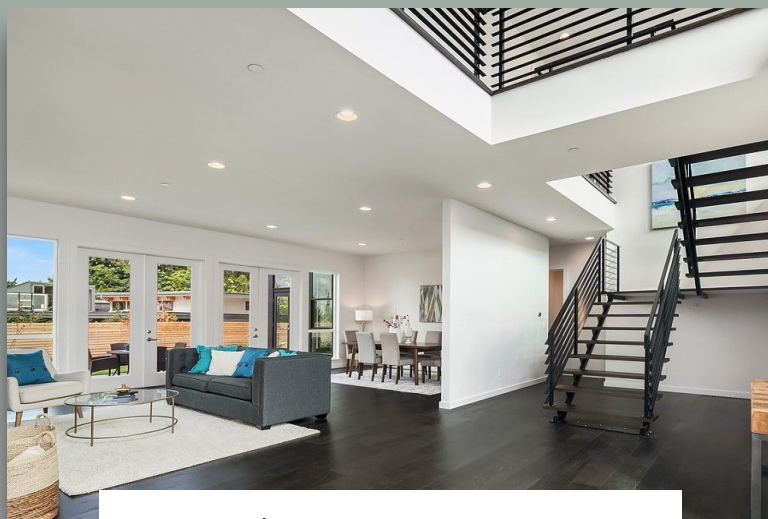
**\$4,100,000 | Palm Desert, CA** **66% LTV**

Phase one of three for this 112 unit luxury condominium community. SFG of CA has funded over \$11.2M to date in construction dollars for this repeat builder.



**\$770,000 | Cle Elum, WA** **64% LTV**

This repeat builder is constructing a SFR in the golf and resort community of Suncadia. This popular second home market is less than an hour and a half from Seattle. When complete, the home will be listed for around \$1.2M.



**\$1,400,000 | Mercer Island, WA** **61% LTV**

Repeat builder constructed a high-end spec home in the sought after neighborhood of Mercer Island. The property is located just minutes away from downtown Seattle. The home is nearly 5,000 sq. ft. and features 5 BR, 3.5 BA on an 11,000 sq. ft. lot.



**\$1,910,000 | Tempe, AZ** **54% LTV**

SFG of AZ provided construction financing for this NY developers first project in the Arizona market place. The builder is currently constructing eight townhomes located just a few blocks away from the ASU campus.





WITH SFG SINCE 1998

**Kent Rowe**  
VP/Senior Underwriter



WITH SFG SINCE 2000

**Ron Lorentsen**  
Senior Underwriter



WITH SFG SINCE 2016

**Rodd Wagner**  
Senior Underwriter SFG of AZ



WITH SFG SINCE 2007

**Charles Salas**  
Senior Underwriter SFG of CA



**\$2,040,000 | Denver, CO** **60% LTV**

Experienced repeat builder capitalized on a well located infill location. Nest Home Company is currently completing two modern townhomes in the high demand neighborhood of Cherry Creek. Each unit will be 2,593 sq. ft. and consist of 2 BR, 2 BA and a basement.



**\$4,785,000 | Laguna Beach, WA** **50% LTV**

This ultra luxury mansion is located in the gated beachfront community, Three Arch Bay, and is currently on the market for nearly \$24M. The home features 4 large BR, 6 BA and unobstructed views of the Pacific Ocean.



**\$1,575,000 | Lahaina, HI** **65% LTV**

Highly experienced builder/developer and his veteran team built a 3,500 sq. ft. home on a 1.2 acre lot. The home boasts unparalleled ocean views, 4 BR, 4.5 BA, a pool and lushly landscaped grounds. This high-end home is located just minutes from downtown Lahaina.



**\$6,800,000 | Rialto, CA** **58% LTV**

SFG of CA provided refinancing and construction completion funds for phase one of this terrific 104 - unit project. The builder has already completed 45 units, leasing office, rec facility, entry gate and grounds and site preparation for Phase II.





WITH SFG SINCE 2001

**Jim McBride**  
Construction Loan Manager



WITH SFG SINCE 1988

**John Odegard**  
President / CEO



WITH SFG SINCE 1993

**Greg Elderkin**  
Fund Manager/ Principal

## Construction Loan Guidelines

- Loan Amounts: \$200,000 - \$12,000,000+
- Loan to Cost: Up to 85%
- Interest Rates: Starting at 7.99%
- Prepayment Penalty: None
- Loan Term: Up to 24 months
- Lien Position: 1st

## Experience the Difference

SFG's long time in-house construction department provides builders faster response times for draw requests and an overall exceptional experience.



**\$3,000,000** 65% LTV  
Valley Village, CA

Affordably priced and well sponsored 10 unit condominium construction outside of Studio City.



**\$1,800,000** 62% LTV  
Mercer Island, WA

50+ time repeat builder constructed a 4,400 sq. ft. luxury farm house in the highly coveted neighborhood of Mercer Island.



**\$2,400,000** 45% LTV  
Lahaina, HI

This spectacular residence is located at the top of the prestigious Pinnacle Kaanapali gated community and offers vast ocean views from every room.



**\$1,825,000** 49% LTV  
Clyde Hill, WA

Highly experienced builder and his veteran team constructed a 5,688 sq. ft. home featuring 5 BR, 5 BA on a 28,000 sq. ft. lot.



**\$520,000** 65% LTV  
Issaquah, WA

Custom construction of an elegant northwest farmhouse in the quiet suburb of Issaquah. The property is located just minutes from the thriving old town with popular shops and dining.



**\$3,300,000** 58% LTV  
Solana Beach, CA

SFG of CA provided construction financing for three cloud condos in coastal Solana Beach. The location offers high walkability to dining and shopping.



**\$3,360,000** 60% LTV  
Park City, UT

Builder constructed a luxury home in the prestigious ski community, Park City Mountain Resort. The builder needed deal certainty before the weather began to change and turned to SFG.



**\$1,860,000** 62% LTV  
Santa Barbara, CA

Prime location for ground up, spec construction of a SFR in the sought after Riviera Neighborhood. Organized sponsors, beautiful location and demand for supply.

*"Seeing a deal through early and getting right back to you with a fast answer is what you can count on when you bring a transaction to SFG."*

**Greg Elderkin**

Manager & Principal, SFG Income Funds

**SFG**

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