

SFG

SEATTLE
FUNDING
GROUP LTD

SERVING PREMIER BUILDERS ACROSS THE WESTERN U.S.



\$1,700,000 | *Pt. Loma, CA* Located in the heart of San Diego, this project took a 1,500 s.f. home to over 4,100 s.f all while maintaining the Old Spanish motif and appeal of the original structure.

60% 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 or 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 sizable portion of our loan volume is with successful repeat borrowers. ***Why do you think they keep coming back?***



\$8,500,000 | Kailua, HI 58% LTV

Located in the prestigious gated community "The Castle Point Estates" and nestled on the white sandy beaches of Kailua. Both estates are over 6,500 SF on lots over 25,000 SF and feature a private canal and expansive views of the Hawaiian bay.



\$3,330,000 | Solana Beach, CA 58% LTV

SFG provided the bridge acquisition financing for this property late 2016 and in 2017 the borrower returned for a construction loan to build these cloud condos on the beach. This loan typifies the balance of coastal location, product design, and experienced sponsors.



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

This veteran home builder constructs in core neighborhoods within Bellevue, WA. This luxury house sits on a 28,000 SF lot and sold fast at about \$4M.



\$8,675,000 | Portland, OR 62% LTV

With time running out, this large 46 unit near downtown Portland demanded deal certainty. Banks often send their "A" clients to SFG in time sensitive situations.



WITH SFG SINCE 1998

Kent Rowe
VP/Senior Underwriter



WITH SFG SINCE 2000

Ron Lorentsen
Senior Underwriter



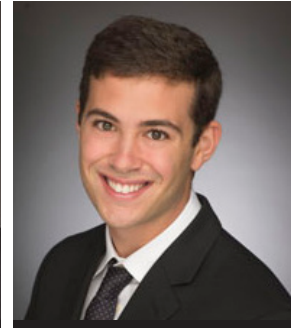
WITH SFG SINCE 2016

Rodd Wagner
Senior Underwriter SFG of AZ



WITH SFG SINCE 2007

Charles Salas
Senior Underwriter SFG of CA



WITH SFG SINCE 2015

Reid Wagner
Associate Underwriter



45x Repeat Borrower

\$3,400,000 | Clyde Hill, WA **52% LTV**

9,000 SF Dutch Colonial Design Luxury home located in the highly coveted Clyde Hill neighborhood. This repeat borrower, continues to be a leader in residential construction, producing exceptional quality that buyers can count on.



Construction Completion

\$1,757,500 | Lahaina, HI **65% LTV**

This highly experienced builder/developer and his veteran team built a 3500+ SF home on a 1.2 acre lot, with unobstructed ocean views and minutes to Lahaina downtown.



7x Repeat Borrower

\$3,250,000 | Palm Desert, CA **59% LTV**

The Sponsor built a spec home in one of Coachella Valley's most prestigious golf course communities – Bighorn in Palm Desert. SFG provided \$275,000 for redesign and carry, as well as \$3.25m in high-end spec construction financing. Sold for \$6.6m.



Construction Completion

\$3,250,000 | Encino (Los Angeles), CA **54% LTV**

It was a textbook case of broken priority, but the location was excellent, the product top-notch, and the builders were tailor made for SFG.



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 to \$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 & an overall exceptional experience.



\$5,000,000 35% LTV
Marysville, WA

Construction needed to begin immediately to meet the grand opening deadlines of the franchise agreements. SFG provided a first position loan to complete the construction budget nearing \$15m.



\$3,250,000 67% LTV
La Jolla, CA

This property sat in an increasingly dilapidated state for years. Greatly aiding the process was the project team bringing development strength & expertise necessary to augment the owner's experience on this 6,100 SF spec house.



\$988,000 49% LTV
Bellevue, WA

Apex Elite Homes specializes in luxury spec home construction projects in strategic, core locations. This home features 7 bedrooms, 7 baths and is over 6,400 SF.



\$2,730,000 64% LTV
Madison Valley (Seattle), WA

This experienced builder capitalized on this well located infill location in Madison Valley, constructing a 6 townhome community.



\$3,360,000 61% LTV
Park City, UT

The builder constructed a luxury home in Park City, UT at the prestigious ski community, Park City Mountain Resort. This high-end spec home features 5 bedrooms, 6 baths, a heated driveway, and mountain views.



\$2,105,000 60% LTV
Clyde Hill, WA

This home is over 6,200 SF, featuring 5 bedroom suites, main floor GenSuite, and spacious outdoor room. BDR Homes continues to be a leader in residential construction, producing exceptional quality buyers can count on.



\$3,450,000 57% LTV
La Quinta, CA

The highly experienced veteran team built an 8,600 SF golf course-front spec with terrific contemporary design & exceptional southwesterly views. The home is turnkey, with 5 bedrooms, 6 1/2 baths, pool, and spa. Sold for \$8m.



\$1,260,000 60% LTV
Mercer Island, WA

This borrower of 6+ years is well known across the greater Seattle area building high-end spec homes in areas such as Mercer Island and Bellevue.

"Seeing through a deal 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 and Principal, SFG Income Fund

SFG

**SEATTLE
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