



5 STEP FUNDING


Sharestates®
America's Private Lender®

Sharestates Funding (In Five Easy Steps)



Pre-Approval

Track Record of Prior Deals
Proof of Credit



Underwriting

Review Track Record
Proof of Funds



Approval

Document Review
Project Confirmation



Closing

Attorney Sign Off
Initiation of Funding



Funding

Sharestates Crowdfunds
Investment

BEFORE REHAB

**Location:**

Sea Cliff, NY

Purchase Price:

\$425,000

Loan Amount:

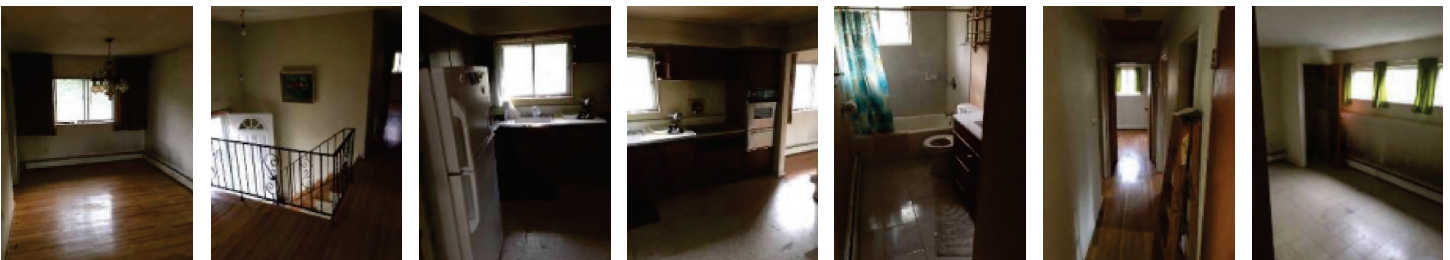
\$300,000

Loan Type:

Fix & Flip

As Is Value

\$500,000



Market Conditions

Sea Cliff, NY is a village located in the town of Oyster Bay within Nassau County, Long Island. The town of Oyster Bay stretches 169 square miles, and is the only town in Nassau County to extend from the North Shore to South Shore of Long Island.¹ According to the Douglas Elliman market research report for Q1 2019, Nassau County has seen gradual increases in the median sales price of single family homes since Q4 2009.² Our



borrower for this case study purchased the property in Q1 2018 for \$425,000 at 30% below market value. After purchase and rehab, the property's ARV was \$1,100,000 bringing it to almost 75% above market value.

1. Saladino, J. (n.d.). Oysterbaytown.com/. Retrieved June 18, 2019, from <http://oysterbaytown.com/>

2. Miller, S. (2019, May). Q1-2019 Long Island Sales. Retrieved June 18, 2019, from <https://www.elliman.com/pdf/88cca3e6646be89894fd6a1e087133f30c51929e>

AFTER REHAB


Term Length:

12 months

Rehab Budget

\$308,080

LTV:

60%

LTC:

41%

ARV:

27%



Sea Cliff Fix & Flip

The Sea Cliff fix & flip was an unoccupied, residential, single-family house. An application was submitted requesting a loan of \$300,000 for a full renovation of the property. After pre-approval, Sharestates assessed the property via our 34-point underwriting system and funded the project at the closing table. After closing, funding for the project was secured through our crowdfunding platform for accredited investors.

An independent appraisal report indicated the after repair value of the property to be \$1,100,000, resulting in a loan-to-ARV ratio of 27%. Based on report the “as-is” value of the property was \$500,000, resulting in a loan-to-value ratio of 60%. Based on the purchase price of \$425,000 and total rehab budget of \$308,080, the loan-to-cost was 41%

Once the borrower received funds for the renovation, construction began, and this once deteriorated, unoccupied house in Seacliff, NY, went through a complete transformation including a new kitchen, bathroom, bedrooms, roof, and more. The property is now listed on the market as a beautiful, new, single-family home ready for occupancy.



Borrowing With Sharestates

Whether you are developing a rental property or flipping residential real estate, Sharestates can provide private funding through crowdfunding to aid you in the completion of your projects. Borrowing with Sharestates allows borrowers, developers, and brokers to be matched up with investors as eager as they are to get started on their next real estate project.



Developers



Brokers



Deal Sponsors



Other Lenders

Sharestates has streamlined the lending process, so developers can spend less time with financing and more time building. We are asset class agnostic. Whether it's a Residential 1-4 Family property, Multi-Family property, Mixed-Use property, or otherwise – we're here to provide the funding you need. Our platform can provide you with short-term bridge loans, mid-term and/or long-term rental loans. Our platform is digital, but we're not. There's no substitute for the personal touch in real estate development, and Sharestates understands how important personal relationships are to building long-standing relationships with our partners.

Sharestates Loans

Sharestates offers a variety of different loan programs to meet your financing needs. Rates are based on your credit score, experience, and track record. Our platform can provide you with short-term bridge loans, mid-term and or long-term rental loans, as well loans specific to ground up and heavy rehab, or non performing loans.

Programs are detailed below:

	Rate	Max LTC / LTV	Term	Loan Sizes	Asset Type
Fix and Flip Loans A	7.99%	70% Refinance (Single Family Residential) 85% Purchase, 100% Rehab (1-4 Family Properties)	12-24 Months	\$100K - \$5 Million	1-4 Family, Multi-Family Mixed-Use
Non-Performing Loans B	12.0%	80% Unpaid Balance (Not to Exceed 50% of As-Is)	12-24 Months	\$100K - \$5 Million	All Property Types
Ground Up and Heavy Rehab Loans C	8.0 - 12.0%	65-75% Purchase, 65-70% Refinance	12 - 24 Months	\$100K - \$5 Million	Single Family, 2-4 Family, Multi-Family, Town Homes
Rental Loans D	Starting at 4.99%	65 - 80% Purchase	5/7/10 Year ARMs	\$100K - \$5 Million	1/4 Family, Townhouse, Condo, Mixed Use, Multifamily



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