ENZAFUNDING.COM
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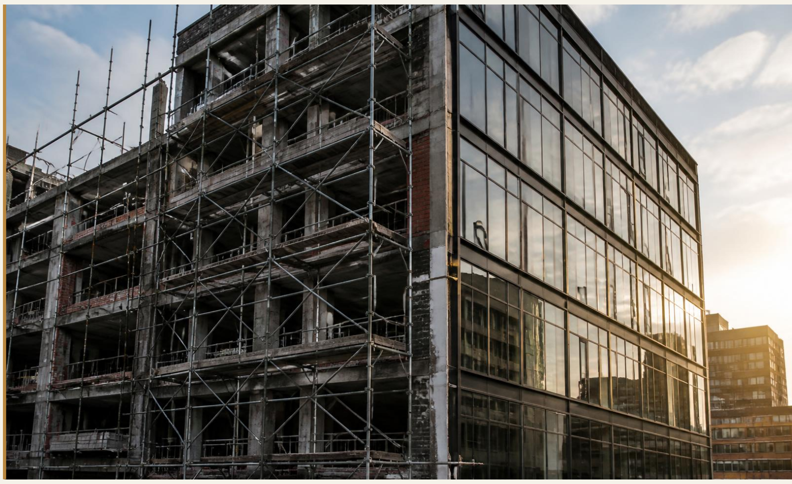
COMMERCIAL BRIDGE • VALUE-ADD • TRANSITIONAL

Assets banks call a story. We call it Tuesday.



Short-term commercial capital for property that doesn't fit a bank box yet: partial occupancy, a lease-up in progress, a maturity in sixty days, a discounted payoff on the table. We underwrite the business plan and the sponsor, order the appraisal day one, then close before the window shuts.

75%	80%	$500K–$50M	15–60d
MAX LTV	MAX LTC	DEAL SIZE	CLOSING TIMELINE

PROGRAM MATRIX

DEAL SIZE	$500,000 – $50,000,000 per asset or portfolio
CLOSING TIMELINE	15 – 60 days from executed term sheet to funding
INTEREST RATE	From 9.50% – 13.00%, interest only; coupon varies by product
ORIGINATION	1.00 – 3.00 points, varies by product · exit fee negotiable
LEVERAGE	Up to 75% LTV / 80% LTC / 70% of stabilized value
APPRAISAL	Full third-party appraisal required on every file, ordered day one
TERM	12 – 36 months with extension options
RECOURSE	Non-recourse available with standard carve-outs
STRUCTURE	Future funding for CapEx, TI/LC and interest reserve
OCCUPANCY	Vacant and partially occupied assets considered
CREDIT	Sponsor liquidity and track record over FICO alone
ASSET TYPES	Multifamily, retail, office, industrial, self-storage, mixed-use, hospitality
FOOTPRINT	Nationwide, primary through tertiary markets

Occupancy is not a veto

A half-empty building with a real lease-up plan is a deal. We size to the plan and fund the TI to execute it.

Maturity defaults and DPOs

Note maturing, forbearance expiring, discounted payoff with a clock on it. We move at the speed of the deadline.

Appraisal ordered day one

Every file carries a full appraisal. We order it at term sheet so third-party timing never owns your closing date.

HOW THIS CLOSES

Term sheet to takeout.

01 — Deal summary and rent roll
Property type, purchase or payoff, rent roll, T-12, business plan, sponsor schedule of real estate.

02 — Priced and structured
Sized against value, cost and stabilized value. Term sheet in 48 hours with the structure spelled out.

03 — Appraisal, third-party and legal
Full appraisal required and ordered immediately; environmental and PCA where the asset calls for it.

04 — Close and execute
Fund in 15–60 days. Future funding released against the plan as leases and CapEx hit.

WHAT WE NEED UP FRONT

- Executed contract, LOI or payoff letter
- Rent roll and trailing 12 operating statements
- Written business plan with a timeline
- CapEx budget and TI/LC assumptions
- Appraisal access and property contact
- Sponsor schedule of real estate owned
- Personal financial statement and liquidity

WHAT WE SAY YES TO

- Value-add multifamily and unit renovation
- Lease-up of vacant or partial retail and office
- Note purchase and discounted payoff financing
- Maturity default and forbearance takeouts
- Adaptive reuse and repositioning plays
- Self-storage expansion and industrial infill
- Hospitality PIP and flag conversion

Send the rent roll and the deadline.

We size to the plan, not to a template.

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