ENZA CAPITAL

RESIDENTIAL CONSTRUCTION / TEAR SHEET 01 / 2026

ENZAFUNDING.COM
305-307-1550

GROUND UP • INFILL • SPEC BUILD

Dirt to certificate of occupancy.

Vertical construction capital for builders who have already put something in the ground. We finance the lot, the hard costs and the soft costs on a schedule of values, then keep draws moving fast enough that your subs stay on the job.

85%	100%	70%	$15M
MAX LTC	OF BUILD	MAX LTARV	MAX LOAN

PROGRAM MATRIX

LOAN AMOUNT	$250,000 – $15,000,000
INTEREST RATE	From 10.25% – 13.25%, interest on drawn balance
ORIGINATION	2.00 – 3.50 points
LEVERAGE	Up to 85% LTC / 100% of construction / 70% LTARV
TERM	12 – 24 months, extension options at close
DRAW FUNDING	Schedule of values, inspected draws, 3–5 day turn
EXPERIENCE	Minimum 2 completed ground-up or gut projects
CREDIT	680 minimum • exceptions reviewed by principal
ENTITLEMENT	Shovel-ready required — permits issued or in final review
ASSET TYPES	SFR spec, infill, townhome rows, 2–20 unit, build-to-rent pads
INTEREST	Reserve available so month one doesn't come out of pocket

Draws that don't stall

Inspection ordered same day requested. Funded in 3–5 business days. Missed draws kill margin, not schedules.

Budget read by a builder's eye

We underwrite the schedule of values line by line and tell you where it's short before it becomes a change order.

Exit financed here too

Roll into a DSCR rental loan or a bridge to sale without re-underwriting the sponsor from scratch.

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HOW THIS CLOSES

Permit to payoff.

01 — **Lot, budget, plans**

Land basis, hard and soft cost budget, plans, permit status, and what you've already built.

02 — **Feasibility and pricing**

We stress the budget and the exit comps, then issue a term sheet in 48–72 hours.

03 — **Third-party and schedule of values**

Appraisal as-complete, budget review, builder resume, title and entity. SOV locked at close.

04 — **Vertical and draws**

Fund the lot takeout or reimbursement at close. Draw against completed work, inspected each time.

WHAT WE NEED UP FRONT

- Land contract or deed and current basis
- Full hard and soft cost budget by line
- Stamped plans and permit status
- Builder resume with addresses and photos
- General contractor agreement and license
- As-complete comps or a market study
- Entity docs and liquidity for the gap

WHAT WE SAY YES TO

- Single spec homes in infill submarkets
- Townhome rows and small attached product
- Two to twenty unit new construction
- Build-to-rent pads with a DSCR exit
- Teardown and rebuild on an owned lot
- Partially built projects taken over mid-stream
- Builders running three to ten homes at once

Send plans and a budget.

Feasibility read back in 48 hours, not two weeks.

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