



A true service provider for the investment real estate market.



FAST, EASY, FLEXIBLE

Lead Funding's mission is to offer private financing to local investors with competitive rates, hassle-free and quick terms, and complimentary essential tools and services to add to our clients' success.

Lead Funding has a private fund of \$80MM. For real estate investors we operate in Colorado, Arizona, Texas, and Washington state. For cannabis industry loans we operate in all states where cannabis is legal.

Lead Funding has loaned in excess of \$400,000,000 directly to investors and has experienced a high client retention rate.

We're proud to be a direct lender that can underwrite and make decisions quickly to help you build a successful flipping or development business. Our customer service is often described as "unparalleled." Lead Funding will continuously strive to get better so our investor partners can maximize their profits. Our commitment for excellence will never stop—from the initial call, to funding, to completing the remodel, to a profitable resale. We work with a sense of urgency so timely and informed decisions can be made quickly.

The Lead Funding Advantages

- Ability to fund 100% of the purchase price
- Ability to fund new construction loans
- Ability to fund and close in **1-2 business days**
- Competitive pricing and terms
- A direct lender with all lending decisions in-house
- \$80MM in capital available for funding
- Expert Advice and consultation throughout acquisition and remodel process
- Key vendors relationships – building supplies and discount brokerage
- Strong sub-contractor referral network

Lead Funding is a spin off from Essence Homes, a regional builder, remodeler, and developer that operated in Arizona, Colorado and Nevada. Since 2009, we have successfully completed over \$90,000,000 in residential projects, ranging from \$40,000 to \$3,000,000.

Lead Funding's "holistic" approach assists small to large real estate investors and is truly industry unique. Some of our complimentary services include:

- Free "Proof of Funds" letter for securing properties
- Free "As Completed" valuation report
- Referrals for discounted granite counter tops, cabinets, and excavating services
- Free industry forms such as contractor agreements and lien releases
- Free expert advice when problems arise including referrals to reliable sub-contractors
- Free assistance with valuations, remodel ideas, and local knowledge of communities
- Referrals to experienced "Investor" agents who can market your fully remodeled investment property with discounted listing brokerage services for as low as a 1% with free staging

Highly Competitive Loan Program

- 12% interest rate on residential properties
- 1 year loan term
- 2 points, plus a loan fee of \$1000-\$1500
- We can loan 70% of After Repair Value (ARV)
- No minimum down payment requirements!
- We can fund up to 100% of the purchase price plus rehab, depending on ARV

Rates and terms subject to change.