

Products Offered for 2025

- > Bridge Loans
- > DSCR Loans
- ➤ Non-DSCR Loan
- ➤ Ground-Up Construction
- > Foreign National Eligibility

We are a nationwide lender who specialize in debt lending for real estate investors.

This is marketing material for information purpose only, is in no way a commitment to fund a loan. It must past our underwriting guidelines for products.

*No primary residences and some states are excluded





Property Types

- ➤ Investor 1-4 Units
- ➤ Multi-Family
- ➤ Mixed-Used
- ➤ Commercial*

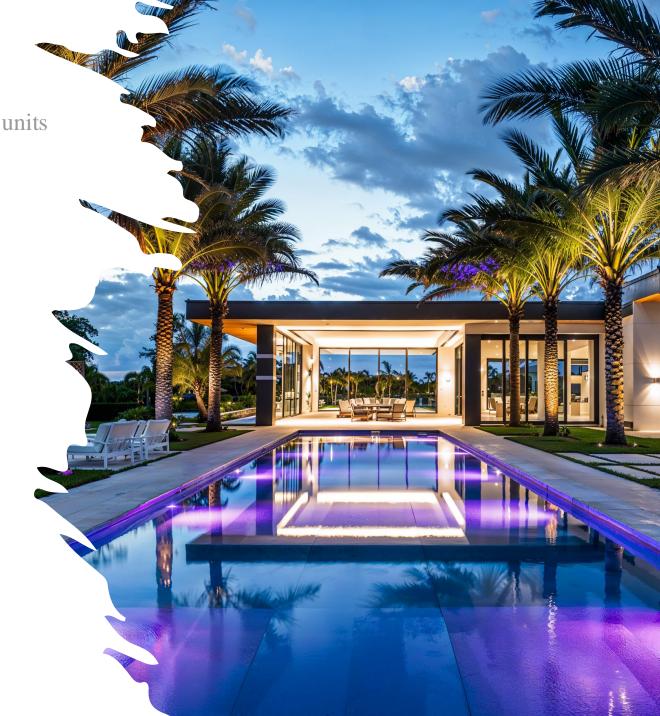
Loan Features

- ➤ Loans from: \$75,000 up to \$5,000,000 per building
- ➤ LTV's up to 75% of the lower of appraisal asset value or purchase contract
 - ➤ 2nd Liens allowed up to 90% of CLTV
- ➤ Loans up to 30 Years amortizing schedules with I/O options
- ➤ Buy down options to step down pre-payment penalties
- No DTI or DSCR calculations
- ➤ No W-2 or tax returns required
- > Purchase or Rate and Term or Cash out Refinance
- No seasoning requirements for downpayments
- Minimum 650 FICO, below a 650 LTV % will be cut back

Fix and Flip

Purchase and Renovate: SFH, Condo, Townhomes and 1-4 units

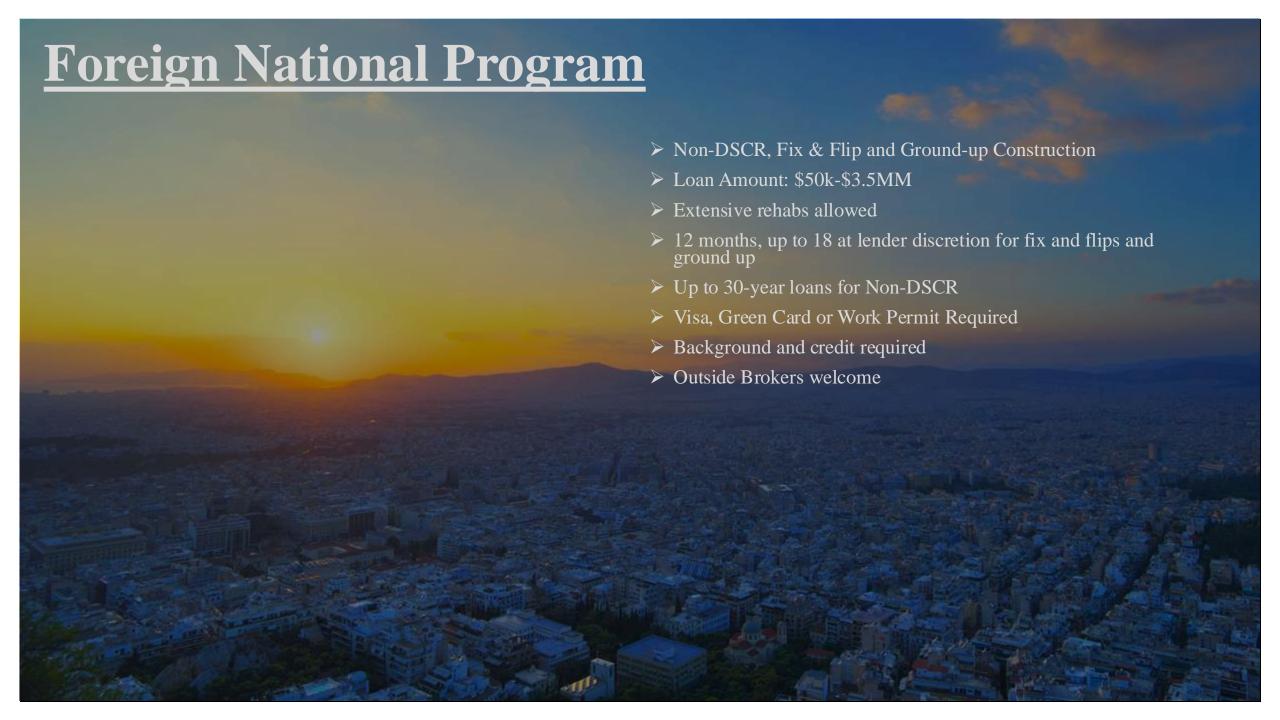
- Loans from \$50k to \$3.5mm
- > Funding up to:
 - ➤ 90% of purchase price
 - ≥ 100% of rehab cost
 - > 75% ARLTV
- ➤ 12-month term up to 18 months per lender discretion
- Extensive rehab allowed
- > Full Recourse
- Soft Credit pull, below 650 FICO reserve requirements
- First time investor allowed
- ➤ Outside Brokers welcome











ABOUT US

Andrew Coley is the founder and principal of Morgan C Capital. He has 20 years of experience in structured finance and capital markets and holds a Master of Finance from Harvard University, concentrating on corporate and real estate finance. Andrew has raised hundreds of millions of dollars for structured deals and collaborates with investors who have a long-term approach to finance. He currently lives between Sweden and New York City.

Morgan C Capital has funding available for approved structured loans.

You may reach him using the following methods:

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