



SECURED DEBT FOR REAL ESTATE

Prudent Capital in a joint venture with Gideon Capital provides secured debt for residential real estate held for sale; typically properties that require construction or renovation prior to sale. For those qualifying properties, we are pleased to offer a loan with the following terms:

- 2 - 5% origination fees
- 10 - 15% per annum current and / or deferred interest charged
- Loan amounts between \$.5 million and \$5 million; generally no more than 65 - 75% of the as-completed value
- Term – generally 6-24 months
- Recourse – loans will be guaranteed by any affiliated entities and the individual principals involved in the project
- Collateral – generally a first deed of trust and a pledge of the ownership interests of the entity that owns the project
- Reserves – in addition to an interest reserve, a construction/renovation reserve will be established at loan closing estimated to be sufficient to place the project in ready-for-sale condition

Please contact us for more information:

c/o Prudent Management, LLC
1150 Connecticut Avenue, NW • Suite 900 • Washington, DC 20036
Telephone: 202.828.9041 • Fax: 202.296.6293 • info@prudentcapital.com