

# CAPITAL FUND I

FUNDING FOR INVESTMENT PROPERTY



## ARIZONA'S PREMIER PRIVATE MONEY LENDER

YOUR INNOVATIVE REAL ESTATE  
LOAN PROVIDER

# CAPITAL FUND I

## Arizona's Premier Private Money Lender

Private lending has become a powerful mainstream tool for a diversified mix of sophisticated investors including private individuals, real estate developers, builders, and commercial property owners who are seeking fast, dependable, and cost effective lending solutions. **Capital Fund I is the preferred private lender for Arizona real estate investors.**

Since 2008, Capital Fund I has funded in excess of \$375 million in loans within four categories throughout Arizona.

### Loan Types

#### 1 Residential

- Fix and Flip
- Rental Property

#### 2 Commercial

- Office
- Industrial
- Retail
- Multi-Family
- Special Purpose
- Bridge

#### 3 Construction

- Remodel
- Full Vertical and Horizontal

#### 4 Land/Lot

- Acquisition and Development

## THE CAPITAL FUND I LOAN PROCESS

At Capital Fund, the loan process is as simple as 1-2-3. Our team is experienced in performing all lending duties including originating, underwriting, processing, funding and servicing all loans in-house, providing for quick decisions and excellent customer service.

### Easy 3-Step Loan Process



The Capital Fund I team works closely with you to quickly fund loans and provide you with innovative financial solutions. **Contact us today to learn more.**

# CAPITAL FUND I LOANS

Serving All of Arizona



Utilizing over 100 years of combined real estate, investing and lending experience, we internally originate, underwrite, fund and service all of our loans, enabling investors to seize valuable real estate opportunities quickly and confidently.

## CAPITAL FUND vs. TRADITIONAL BANK

**What sets Capital Fund I apart** is the fact that traditional banks are credit/financial-based, making their loan process slower and more complicated, usually requiring three years of personal and business financial statements, tax returns and extensive credit checks. In addition, they require a current property appraisal, environmental studies, inspections and possible other due diligence materials.

Capital Fund I loans are asset-based, allowing us to process your loan quickly and without hassle. As a full-service private lender, Capital Fund I has the capability to expedite loan terms and fund within 24 to 48 hours, allowing you to quickly take advantage of real estate investment opportunities.



### CAPITAL FUND I

- 1 Capital Fund I is an "asset-based" lender.
- 2 Typically no credit check or review of financials.
- 3 Credit decisions made within 24 to 36 hours.
- 4 Innovative deal structures.
- 5 In depth knowledge of real estate, development and construction.
- 6 In house credit decisions, underwriting, funding and servicing.
- 7 Loan funding can occur within 24 to 48 hours.



### TRADITIONAL BANK

- 1 Traditional banks are "credit-based" lenders.
- 2 Need 3 years of detailed financials, tax returns and credit history.
- 3 Credit decisions are committee based and can take 60 to 120 days.
- 4 Very strict credit parameters.
- 5 Regulated by the Federal Government.
- 6 Credit instruments can be sold and/or serviced by 3rd party.
- 7 Unpredictable underwriting guidelines and practices.

### Why let another real estate investment pass you by?

Capital Fund I can get your loan funded quickly and without hassle.

Start your loan process now - **Call 480.889.6100**

# Benefits of Borrowing from **Capital Fund I**

## **6 Reasons** You Should Choose **Capital Fund I**

- 1 Quick Financing for Investment Property
- 2 Asset-Based Lender – No Credit Required
- 3 Underwriting In-House for Fast Decision-Making
- 4 Innovative Finance Solutions
- 5 Experienced and Friendly Team
- 6 Se Habla Español

**Don't miss out on your next real estate investment opportunity.**

Arizona's sophisticated investors are choosing Capital Fund I to fund many of today's most exciting and profitable real estate projects statewide. Whether you're looking to develop land, advance construction, improve commercial property or finish your next residential fix and flip, Capital Fund I is your powerful resource for quick and reliable private lending.

Give us a call to discover how Capital Fund I can help you seize your next opportunity.

Call Capital Fund  
at 480.889.6100 or visit  
[www.CapitalFundI.com](http://www.CapitalFundI.com)

**Ask us about our Referral and  
New / Frequent Borrower Programs**

We will earn your business and help you grow your business  
by offering **fast responses, quick and dependable  
funding, and excellent customer service.**

**CAPITAL FUND I**

FUNDING FOR INVESTMENT PROPERTY

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