

Halethorpe SFR Bridge Loan

Case Study | May 2025

INVESTMENT HIGHLIGHTS

- Repeat Sponsor Relationship: FSF has worked with the Borrower for over six years, establishing deep trust and operational efficiency.
- Strategic BRRRR Play: The loan supports a fix-and-rent SFR strategy, with long-term retention in the rental portfolio after seasoning.
- Assignment Fee Flexibility: Funded 90% of an assignment-marked-up purchase, \$62.5K over the original contract price, unusual among private lenders.
- Rapid Turnaround: Closed in just seven business days to accommodate the Borrower's international travel schedule, documents delivered 24 hours ahead of signing.

Investment Terms

Property Address:	Halethorpe, MD
Property Type:	SF Residential
Property Size:	839 sqft
Purchase Price:	\$212,500
Rehab Budget:	\$35,000
Est. Price Per SQFT:	\$253.25



Collateral Description

Loan Product:	Fix & Flip Bridge
Loan Purpose:	Acquisition + Renovation (BRRRR strategy)
Loan Term:	12 Months
Loan Amount:	\$226,250
Rehab Funded:	100%
Leverage Structure:	90% Acquisition + 100% Rehab

Transaction Summary

A seasoned Baltimore County Investor approached Foundation Specialty Finance to acquire a single-family rental in Halethorpe, MD. With a six-year lending relationship and a clear BRRRR strategy, the Sponsor needed fast capital to close on a time-sensitive deal involving a 41% assignment markup, raising the purchase price from \$150,000 to \$212,500.

FSF underwrote the asset and strategy, funding 90% of the assigned price and 100% of the \$35,000 rehab budget. With only seven business days to close, the team expedited underwriting and delivered closing docs 24 hours early, ensuring a smooth, on-time closing.

The deal reflects FSF's ability to move quickly, structure creatively, and deliver certainty for valued long-term clients.