

## INVESTMENT HIGHLIGHTS

- High-Leverage Execution: FSF delivered 80% loan-to-cost on a five-unit multifamily property, an uncommon structure for this asset class, enabling a quick close despite a last-minute credit score drop.
- Experienced Operator: Veteran investor with a consistent track record in multifamily repositioning across the Northeast.
- Broker-Driven Opportunity: Referred by a trusted broker, this deal highlights FSF's ability to support third-party origination partners with flexible lending solutions.
- Targeted Value-Add Strategy: Planned upgrades across unit interiors and shared spaces are expected to significantly enhance rent potential and long-term valuation.

## Investment Terms

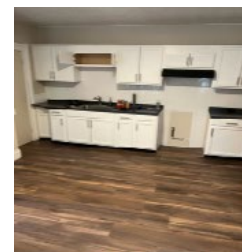
<b>Property Address:</b>	Hartford, CT
<b>Property Type:</b>	Multifamily (5 Units)
<b>Purchase Price:</b>	\$465,000
<b>As Is Value:</b>	\$420,000
<b>ARV:</b>	\$750,000
<b>Price Per Unit:</b>	\$93,000

## Collateral Description

<b>Loan Product:</b>	Value-Add Multifamily Bridge Loan
<b>Loan Purpose:</b>	Purchase with Renovation
<b>Recourse:</b>	Full Recourse
<b>Sponsor Guarantee:</b>	Yes – sponsor guarantees repayment in full
<b>Loan Term:</b>	12 Months
<b>Loan Amount:</b>	\$405,000
<b>Interest Rate</b>	11.5%
<b>As Is LTV:</b>	96.4%
<b>ARLTV:</b>	54.0%



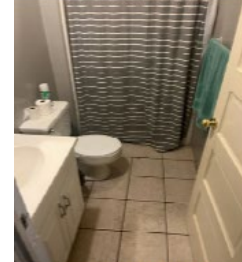
Exterior View of the Subject



View of a Typical Kitchen



View of a Typical Bedroom



View of a Typical Bathroom



View of a Typical Living Room



View of Railers

## TRANSACTION SUMMARY

A five-unit multifamily acquisition in Hartford required swift execution after the borrower experienced an unexpected credit score drop late in the process. FSF underwrote the deal at 80% loan-to-cost, an aggressive structure for this asset class, based on the sponsor's track record and the underlying asset strength.

Referred by a brokerage partner, this transaction highlights FSF's ability to deliver certainty of execution and flexible capital under changing borrower conditions. The outcome was a high-leverage closing on a value-add asset with significant upside, reinforcing FSF's role as a responsive and reliable lender in the small-balance multifamily space.