

# Orlando SFR Fix & Flip

## Case Study

### INVESTMENT HIGHLIGHTS

- Solo Success: First-time solo project for an experienced investor, supported by FSF's proactive lending team throughout the process.
- Strong ROI: The investor secured a \$250K acquisition and added \$38K in targeted renovations, yielding a resale at \$380K — a 58% ARV and a \$25K cash return.
- Efficient Execution: Minimal delays due to efficient underwriting and transaction coordination across FSF's internal teams.
- Trust-Based Lending: FSF provided full support for an investor new to solo ventures, validating the project with swift closing and flexible terms.

### Investment Terms

<b>Property Address:</b>	Orlando, FL
<b>Property Type:</b>	SF Residential (3 bed / 2bath)
<b>Property Size:</b>	1,842 sqft / \$135.74 price per sqft
<b>Purchase Price:</b>	\$250,000
<b>As is Value:</b>	\$245,000
<b>Rehab Budget:</b>	\$38,000
<b>ARV:</b>	\$380,000

### Collateral Description

<b>Loan Product:</b>	Fix & Flip Bridge
<b>Loan Purpose:</b>	Purchase
<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>	\$210,000
<b>Interest Rate:</b>	11.5%
<b>As Is LTV:</b>	85.7%
<b>ARLTV:</b>	55.3%

### Transaction Summary

This Orlando property demonstrates FSF's commitment to supporting investors at every stage of their journey. In their first solo venture, the borrower transformed a dated SFR into a market-ready home, backed by FSF's flexible terms and responsive team. A focused \$38K renovation led to a full-price sale at ARV.

Our experienced loan originator, seasoned underwriter, and dedicated closing team ensured a smooth process from start to finish, allowing the investor to stay on track and deliver results.

A successful, profitable exit is a clear example of why investors choose FSF as their lending partner.

