



OPTIMUS CAPITAL INC.

Optimus Capital Emerald Flip Program

\$75,000 to \$5,000,000

Single Family 1 - 4 Units

Fix and Flip - Fix to Rent - Refi

Rates Starting at 8.5%

100% Renovation Costs Financed

LTV up to 75% of "As-Is Value"

Not to Exceed 90% LTC

Up to 24 Month Term

Foreign Nationals with
Permanent Residency Allowed

Seller Carry or Gap Funds Allowed

Non Owner Occupied Only

CA, TX, FL, GA, HI, MO, PA, TN, IL, OK

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