



OPTIMUS CAPITAL INC.

Platinum Program

Optimus Capital - \$5,000,000 Credit Facility

Close of escrow in 5 days or less

Simple process - Contract, Scope of Work, and Escrow info to go to loan docs

Dedicated Team

90% of purchase price

100% of renovation costs

Available in the Following States:

CA, CO, CT, FL, GA,

IL, KY, MD, MA, MI,

MO, OH, PA, SC, TN,

VA, WA, WV

Rates at:

8.00% < 75% loan to cost

8.25% 75 - 80% loan to cost

8.75% 80 - 85% loan to cost

9.50% 85 -90% loan to cost

Pricing based on 10 Exited Flips in the last 24 months

Pricing adjusted for:

- Less than 10 exits
- Multi-family/condo
- Non-entity borrower outside of CA
- Less than 660 FICO Mid Score

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