

Global Builder Advantage

Build a U.S. project with a coordinated local team.

ELIGIBLE FOREIGN-NATIONAL AND FIRST-TIME INVESTORS

Who it is for

Eligible foreign-national sponsors and first-time investors considering a construction route. The source establishes a route for review, not a blanket waiver of credit, identification, ownership documentation or project execution requirements.

Ideal projects and transactions

An eligible construction project with a dependable local contractor, clear decision-making authority and a workable source-of-funds plan. Explain who will supervise the site, approve changes, sign documents and handle draws when the sponsor is outside the United States.

Experience, credit and liquidity

The flyer lists an indicated credit screen of 650, with capacity, leverage and qualification tailored to the file. It does not state a universal no-U.S.-FICO alternative or a published LTC/ACV ceiling. Confirm the applicable borrower and project requirements before selecting a structure. Prepare cash-to-close and post-closing liquidity separately. Disclose partner or borrowed funds and other active project obligations. The flyer does not establish a universal reserve or completed-project requirement.

BRING THE COMPLETE BUILD SCENARIO

Land + plans + budget + builder + completed value + exit

Subject to underwriting. Not a commitment to lend. Images are AI-generated and illustrative.

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Leverage and completed-value framework

LTC compares the loan with the lender's accepted project cost. ACV is the supported after-construction value; a percentage cap limits the loan relative to that value. The lower applicable constraint can govern. For illustration only, a $1 million eligible cost at 90% LTC implies $900,000, but a $1.2 million completed value at a 70% value cap implies $840,000 before other conditions. Neither calculation establishes approval. Confirm land valuation, eligible fees and any interest reserve before estimating the amount available at closing.

Program-specific execution planning

Discuss identity, entity ownership, verification, funds transfers and remote closing arrangements early. Ask which documents need translation or other verification. A foreign-national construction option should not be treated as the same program as a foreign-national stabilized rental loan.

Construction funding and draw mechanics

Construction funds are usually advanced in stages rather than paid in full at closing; confirm the actual structure offered. Request the inspection process, draw turnaround, documentation, charges, retainage and lien-waiver requirements. Ask whether reimbursement follows completed work and whether deposits or stored materials qualify. Maintain enough working capital to bridge invoices and draws. A budget increase or scope change needs review before funds are assumed available. Confirm how interest is calculated on advances and how any funded interest reserve affects the remaining commitment.

Property, location and permit considerations

Confirm zoning, legal access, utility capacity, surveys, site conditions and permit readiness. Flag demolition, grading, drainage, environmental concerns, flood exposure and unusual construction methods early. Land ownership or a contractor proposal alone does not establish a construction-ready site. Verify state and property eligibility before committing to a closing deadline. Assign responsibility for insurance, inspections and the approvals needed for a certificate of occupancy or its local equivalent.

Exits, contingencies and carrying costs

Choose the repayment path before closing: sale, rental stabilization and refinance, or another approved exit. Include financing costs, taxes, insurance, utilities and selling or refinance costs in the model. Stress a longer build, a cost overrun and a lower completed value. Ask about maturity, extension conditions and the funds needed if a sale or permanent loan is delayed. A future refinance, extension or full return of invested equity is not guaranteed.

Documentation to prepare

Start with the address, land acquisition date and basis, current value support, existing debt and requested loan amount. Add plans, permit status, a line-item construction budget, contingency, timeline, builder contract and completed-project history. Provide current photos for work already started and support for after-construction value. Include ownership/entity records, insurance plans and evidence of closing funds and reserves. Submit sensitive identity and financial documents through Karpata's secure process. Identify any information still being finalized rather than presenting a preliminary estimate as an approved item. Prepare ownership and identification records through the secure process Karpata specifies, plus contractor details, plans and a source-of-funds summary. Include local management contacts and realistic timing for cross-border transfers without placing taxpayer or account identifiers in a public quote request.

Limitations and questions to resolve

All screens require borrower, property and program approval and may not apply together. Confirm the complete advance schedule, eligible costs, pricing, fees, guarantees, reserves, maturity and extension terms in writing. Program names do not establish eligibility for a property, borrower or construction stage. These are business-purpose investment options, not consumer home mortgages. Any permanent rental takeout requires its own underwriting. Final approved loan documents govern the transaction.

LET'S REVIEW YOUR NEXT CONSTRUCTION PROJECT

Request a quote | KarpataFinance.com | 480-846-1001

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