

Small Deal Advantage

Give a smaller investment purchase a defined financing path.

$15K MINIMUM | $1M STANDARD CAPACITY

Who it is for

Investors seeking eligible acquisitions below the minimum size of many larger financing programs. The source identifies a low minimum request, but a smaller balance still needs a workable property, closing plan and repayment strategy.

Ideal transactions and collateral

A smaller acquisition where fixed transaction costs, repairs and holding expenses are understood. Compare the amount borrowed with fees and third-party expenses and determine how much cash remains available after closing. A low purchase price alone does not establish adequate collateral or profitable project economics.

Credit, experience and liquidity

The flyer states a $15,000 minimum and $1 million standard capacity. It lists an 80% purchase reference and 65% ARV cap with the lower applicable limit governing, and no published minimum credit score. Credit and overall qualification still require review. Explain experience, existing obligations and cash available for closing, contingencies and any holding period. Disclose partner or borrowed funds and other projects drawing on the same resources.

BRING THE COMPLETE FINANCING SCENARIO

Collateral + value + existing obligations + requested funds + exit

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

Small Deal Advantage | Planning guide

Advance and valuation framework

Request a property-specific advance calculation rather than applying the purchase percentage alone. The accepted ARV cap can reduce the loan even on an inexpensive acquisition. Identify costs paid in cash, any financed charges and funds withheld from closing proceeds. Confirm that the final loan amount and eligible transaction meet the selected route's minimum.

Execution and funding mechanics

A modest loan can still have material title, inspection or condition issues. Ask about minimum fees, required third-party work and the practical cost of maintaining the property until payoff. If rehabilitation is planned, confirm whether it is funded, reimbursed or entirely the borrower's responsibility.

Collateral and location considerations

Confirm the collateral's legal use, access, occupancy, condition and insurance suitability. Identify material title, lien, damage, environmental or specialized-use issues early. Ask what evidence and third-party review the selected transaction requires. Geographic restrictions and accepted collateral can differ by program. A program label or a marketing valuation does not establish eligibility. Keep unresolved conditions visible in the submission rather than relying on them being waived before closing.

Repayment and downside planning

Define the actual repayment source before relying on the advance. Where repayment depends on a sale, refinance, resale closing, note collections or restructuring, support that path with the relevant evidence. Model a delay and identify funds available for interest, expenses and other obligations. Ask about maturity, repayment controls, prepayment and any extension conditions. Future financing, an extension, a sale or an expected collection is not guaranteed. Compare the proposed payoff with expected net proceeds after transaction expenses and other claims. Identify who controls the repayment funds and what evidence supports their availability. If the primary exit depends on another lender or purchaser, explain the remaining conditions and a practical alternative. A strong collateral position alone does not establish that the planned repayment will occur on schedule.

Documentation to prepare

Prepare the contract, address, condition photos, purchase price, requested balance, repair scope if relevant and a simple all-in budget. Explain how the loan will be repaid and where unexpected costs will be funded. Ask for the selected route's actual checklist and identify information still pending. The initial inquiry should explain the transaction clearly; sensitive identity, account, borrower or case documents belong in the secure follow-up process.

Questions to resolve before closing

Review the complete financing structure rather than one headline maximum. Clarify the amount available at closing, any subsequent release of funds, interest calculation, all fees, guarantees and the conditions still outstanding. Match the loan term and repayment mechanics to the documented business plan. Keep a separate cash plan for costs not funded by the loan and ask how material changes affect the original approval.

Limitations and program review

All terms require borrower, credit, collateral and program approval and may not apply together. No published minimum credit score does not mean no credit review. Confirm the approved use of funds, advance basis, fees, guarantees, reserves, funding conditions and repayment terms in writing. This is eligible business-purpose financing, not a consumer home mortgage. Educational preparation questions do not add undisclosed lender policy. Final approved documents govern the transaction. Before accepting terms, reconcile the written offer with your own sources-and-uses schedule. Separate gross loan proceeds from usable cash and identify every payment expected before payoff. Ask the financing team to explain any condition you cannot document or satisfy. Request clarification of conflicting assumptions before scheduling a closing; an early indication should not be treated as final funding authorization.

LET'S REVIEW YOUR NEXT FINANCING TRANSACTION

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

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