

YOUR INVESTMENT PROPERTY SHOULD HELP FUND YOUR NEXT OPPORTUNITY.

WE PROVIDE CAPITAL. YOU CREATE WEALTH.

Dear Real Estate Investor,

Whether you own one investment property or an entire portfolio, access to the right financing can make the difference between watching an opportunity pass by and being ready to move when the right deal comes along.

My name is **Daniel Smith**, Founder of **FundNow Capital**, and I work with real estate investors across the country to help structure financing around their properties, investment strategies, and long-term goals.

If you currently own a rental property, there may be an opportunity to refinance your existing loan, improve your financing structure, or access available equity to purchase or improve your next investment.

But refinancing is only one part of what we do.

At FundNow Capital, we provide financing solutions for investors at virtually every stage of the investment cycle. Of course, rate matters — we work hard to provide competitive rates, terms, and financing options.

But I believe an investor deserves more than somebody who simply sends over a rate sheet.

You deserve someone who understands what you're trying to accomplish. When you work with me, we're there throughout the process — from structuring the financing to underwriting, appraisal, title, and closing.

Sometimes the lowest advertised rate isn't **actually** the best financial decision. Loan structure, leverage, cash flow, prepayment terms, closing costs, equity, reserves, and your exit strategy all affect whether a loan helps you reach your goals.

That's why I approach financing as a strategy — not simply a transaction.

If you're sitting on equity in a rental, finishing a rehab, refinancing out of short-term financing, looking for your next flip, building from the ground up, or expanding into commercial real estate, I'd appreciate the opportunity to look at the numbers with you.

NO PRESSURE. NO OBLIGATION.

Tell me where you are today and where you're trying to go next, and we'll determine what financing options make the most sense.

BECAUSE OUR GOAL ISN'T SIMPLY TO FINANCE THIS PROPERTY. IT'S TO HELP YOU FINANCE WHAT COMES NEXT.

Sincerely,



Daniel Smith

Founder, FundNow Capital

FINANCING SOLUTIONS FOR REAL ESTATE INVESTORS

DSCR RENTAL PROPERTY LOANS

Long-term financing based primarily on the property's rental income rather than traditional personal income qualification.

CASH-OUT REFINANCING

Access equity from existing investment properties to create liquidity for acquisitions, renovations, or reserves.

BRRRR FINANCING

Buy, Rehab, Rent, Refinance, Repeat — helping investors recycle capital from one property into the next.

FIX & FLIP LOANS

Short-term acquisition and renovation financing for investors purchasing properties to renovate and resell.

FIX & RENT LOANS

Financing for investors acquiring and renovating properties they intend to keep as long-term rentals.

GROUND-UP CONSTRUCTION

Financing for experienced investors and builders developing new residential investment properties.

COMMERCIAL REAL ESTATE

Multifamily, 5+ unit buildings, mixed-use, office, retail, and other commercial opportunities.

SCAN TO GET STARTED



Apply online in minutes

Call 866-283-0952

www.fundnowcap.com