

Flip with Confidence: 93% LTC, Fast Draws, and Low-Cost Capital

To <james@janumfinancialgroup.com>
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Looking to fund your next flip? Whether you're new to the game or a seasoned investor, **Blue Gate Capital's Fix & Flip program** is built to support your strategy and scale your business.

Here's what sets us apart:

- ◆ **Up to 93% LTC** – Keep more cash on hand for your next opportunity
- ◆ **Rates starting at 9.25%** – Competitive pricing across experience levels
- ◆ **As low as 1% origination** – Keep your project costs low
- ◆ **24–48 hour draw process** – Rehab funds when you need them
- ◆ **12-month interest-only term** – No prepayment penalties
- ◆ **Available in 46 states** – Nationwide reach for 1–4 unit projects

From first-time flippers to high-volume operators, we provide the speed, flexibility, and service you need to win in today's market.

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Let's get your next project funded—fast. — — —



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