**Blanket Loans Portfolio Refinance**

This program was literally created for the Real Estate investor who has taken down properties over the last 7 years, which is the refinancing of portfolios and several properties.

Our creating this product came about do to our client base constantly requesting help in locating a solid way to get out of their hard money (or more expensive money) that they used to take down their properties during, and before.

Their situation was not unique. You see, the US is overflowing with investors that used private or hard money to pick up REO’s, Pre-Foreclosure and Foreclosure properties.

These were ultra sweet deals and even though investors were paying 10-18% interest, they were still making great monthly cash flow and paying off their properties!

While this is all well and good, the hard money/private money that investors used to take down the properties was not meant to be long term. They would need to refinance these properties and there was nowhere for them to go. Due to the Dodd-Frank fiasco in Washington, no traditional lenders would touch anything over 10 properties total. This created a huge need to help these investors by giving them a lower interest, longer term fixed product and that is exactly what we did.

**So Just What Is A Blanket-Portfolio Loan?**

A blanket loan, or blanket mortgage is a type of loan used to fund the purchase of more than one piece of real property. Blanket loans are popular with investors who buy REO packages from banks or who have purchased more than 20 properties, traditionally using expensive money. The investors can then refinance the properties into a longer term, lower interest loan, which in turn creates substantially more cash flow on a monthly basis.

The 1st thing that you should understand that turning a portfolio of properties into one “blanket” loan is NOT completely about the properties themselves. The properties are just ONE of the factors that go into a decision to fund a deal. This is why many people trying to get portfolio funding are NOT successful. It does not matter if the properties are cash flowing and at a 30% LTV if you miss the mark on the other 2 out of 3 factors, the deal will not get done.

**Here is the recipe for blanket loan success:**

1. Multi-Family. Lenders love multi-family properties in a portfolio. You can surely understand that the more doors a property has, the less likely they are to have the loan go bad. For instance, if you have a 4 unit and 1 tenant loses their job and must move out, you have the other doors that pay the note. In other words, less chance for loss. This does NOT mean that a portfolio of ONLY single family will not work, it simply helps to make your loan stronger.

2. Cash On Hand. This is a hot button for lenders. While there are no numbers set in place, lenders like to see that investor borrowers have funds available to run their businesses.

3. Experienced Leadership Team. This is the big concern for most lenders. Lenders like to see that the investor borrower has experience in the field of investing and property management.

The overriding theme for these blanket loans is to NOT look at them as a Real Estate investor refinancing his or her portfolio of properties. Thinking like this is why other “sources” only talk about blanket loans but never close them.

The mindset that you must have is that you are a professional business owner looking for a specific financial product that will allow you to immediately increase your company’s cash flow, making your company stronger

**The Process...**

Real Estate Blanket Loans

These docs are what I need in order to accept a real estate submission. I would also like an executive summary. It does not have to fancy, it should state several things:

1. Who the client is

2. How much are they requesting

3. What are the funds for ( buy real estate, refinance, cash out etc....)

4. What rate and terms do they desire

5. Any other additional information that will help the lender or investor to determine whether they will take the deal or not