

RAINSTAR

DEVELOPMENT CAPITAL

- ✓ INTRODUCTION TO THE COMPANY
- ✓ WHY WE'RE THE LENDER WHO PUTS THE BUILDER FIRST
- ✓ WHICH PRODUCT IS PERFECT FOR YOU
- ✓ WHAT'S NEEDED TO GET STARTED AND GET YOUR NEXT PROJECT FUNDED QUICKLY

LETTER FROM Kurt Nederveld, CEO



The Journey for a better Experience

Thank you for placing your trust with Rainstar Development Capital!

In 2022 Rainstar Development Capital was formed as a sister company to Rainstar Capital Group. Rainstar Capital Group had at that time celebrated more than eight years in business and over \$1 Billion in completed transactions. As a national debt advisory firm providing its clients commercial real estate, equipment and business financing.

Rainstar Development Capital was formed for the sole purpose of solving America's housing shortage by bringing the necessary liquidity to builders and developers.

I would like to share some bullet points that help set Rainstar Development Capital apart from the other lenders. These are things that I believe will help support your development firm's growth:

- Speed and Execution towards closing your loan on time.
- Creative financing structures that allow you to save balance sheet equity
- Surety of closing – our parent fund has funded thousands of loans and nearly \$3B in volume.
- More spec homes and starts – we underwrite loans based on absorption in the project versus arbitrary restrictions from government regulated banks.
- State of the art technology allowing you 24hr access to loan details, etc.
- Anytime draws allowing you to pay vendors as often as they would like.

These are just a few of the benefits Rainstar Development Capital offers. We are not like most lenders. Our parent fund is comprised of homebuilders, developers, and entrepreneurs that set out on a journey to change construction lending. Our internal team here at RDC is dedicated to helping you custom structure your deal and grow your portfolio.

Welcome to the Rainstar Development Capital Team, I am excited for you to share in this journey!

THE RAINSTAR DEVELOPMENT CAPITAL

ADVANTAGE

What's the Rainstar Development Capital secret weapon? Our experience. Rainstar Development Capital's parent fund is comprised of builders, developers, investors, and seasoned loan officers at your service.

Our goal is to earn your trust as "The Builders Most Valued Relationship". We aren't just here to fund your project. We are here to help find smarter ways to grow your business!

We do this by providing exceptional lending products to meet your unique needs, a dedication to unmatched customer service to be there when you need us, and a commitment to move with speed to help you get your project done.

HOW WE STACK UP BY THE NUMBERS

\$4 BILLION

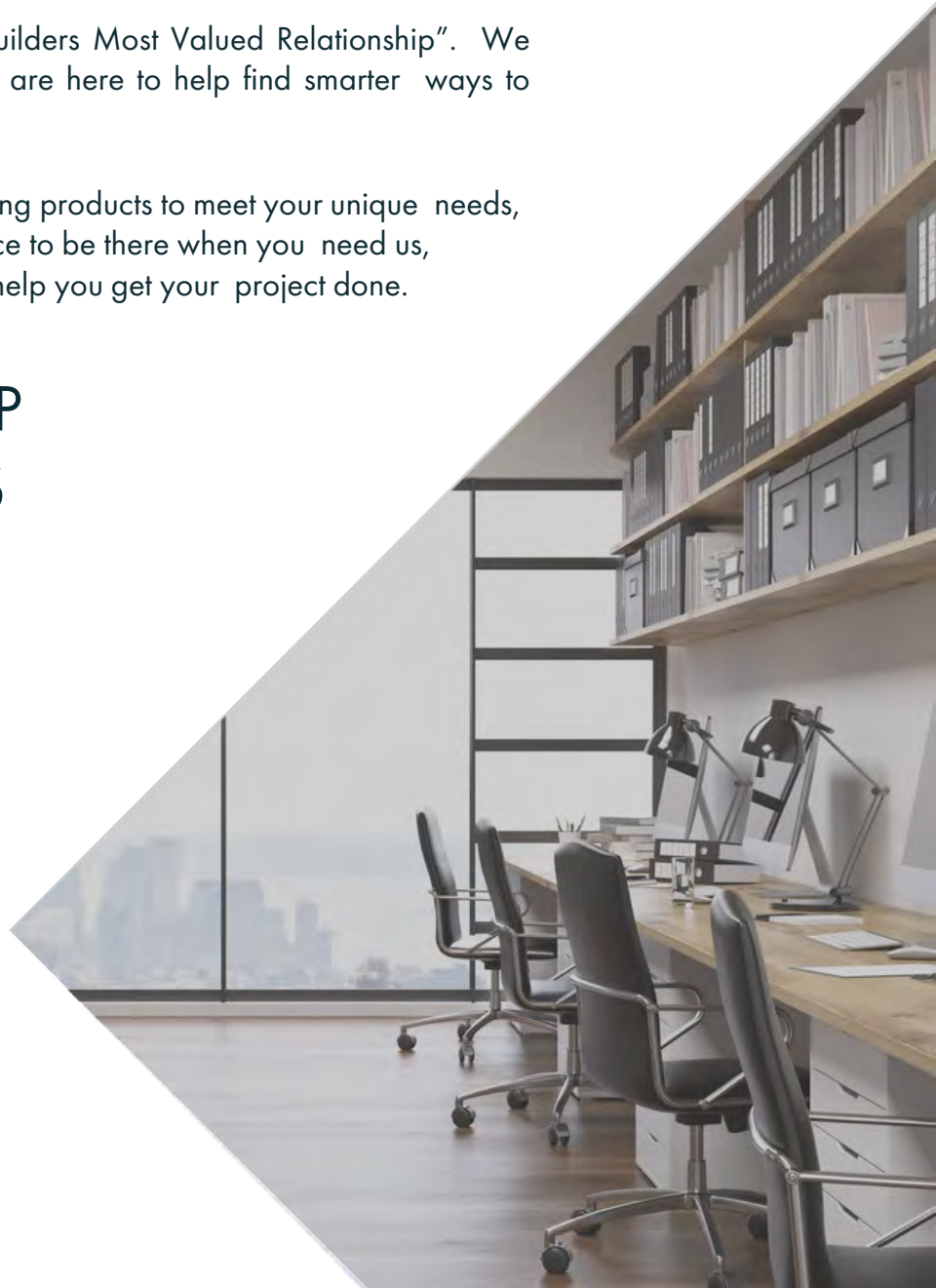
in overall lending

\$2 BILLION

current portfolio

\$1.25 BILLION

in new capital to lend



HOW IT WORKS



GET MY RATE

Get my rate provides immediate pricing for your next project. An extremely fast way to know what kinds of terms to expect from Rainstar Development Capital.



APPLY

Create a loan application and secure financing for your next project right away!



GATHER

Gather your initial loan documents while the Rainstar Development Capital team structures your loan to deliver the results you need.



INITIAL UNDERWRITING

The underwriting team will review and validate your initial loan submission, to help get you an answer quickly.



LOAN COMMITTEE

Every loan is reviewed and signed off by our loan committee, including the three principals of Rainstar Development Capital. With a background in lending, development, and construction, our loan committee understands the importance of getting approved for financing quickly.



COMMITMENT

With assurance from underwriting and the loan committee, you can finish providing the final pieces of the project details and credit documentation.



CLOSING

Sign on the dotted line and enjoy a smooth closing without added hassle.



SERVICE

Our experienced staff will work with you to order inspections, fund project draws, and facilitate an efficient, speedy lending experience that lets you get on to your next project.



Delivering best in class financing to builders and developers is our sole focus here at Rainstar Development Capital. We strive to bring innovative lending products through our all in one, bridge, fix/flip and revolving line of credit solution. As Senior Director I am dedicated to each transaction as I work with our team to serve you!

GREG ADLINGTON

Senior Managing Director

Email: Greg@rainstarcapitalgroup.com

Direct: (414) 467-5001

LOAN PRODUCTS

Loan offerings should fit your project's needs.
Not the other way around.

We have a wide range of loan offerings that are perfect to help you get the job done!



ALL-IN-ONE CONSTRUCTION LOANS

Financing for entitled land acquisitions, horizontal lot development and vertical construction.



CONSTRUCTION LOANS

Financing for new or previously acquired lots and vertical construction. Available for one property or one loan for up to 10 properties.



BRIDGE LOANS

Secure your next project while you finalize permits or plans. Financing for the existing structure or location.



FIX & FLIP LOANS

Renovate an existing structure for a quick flip.



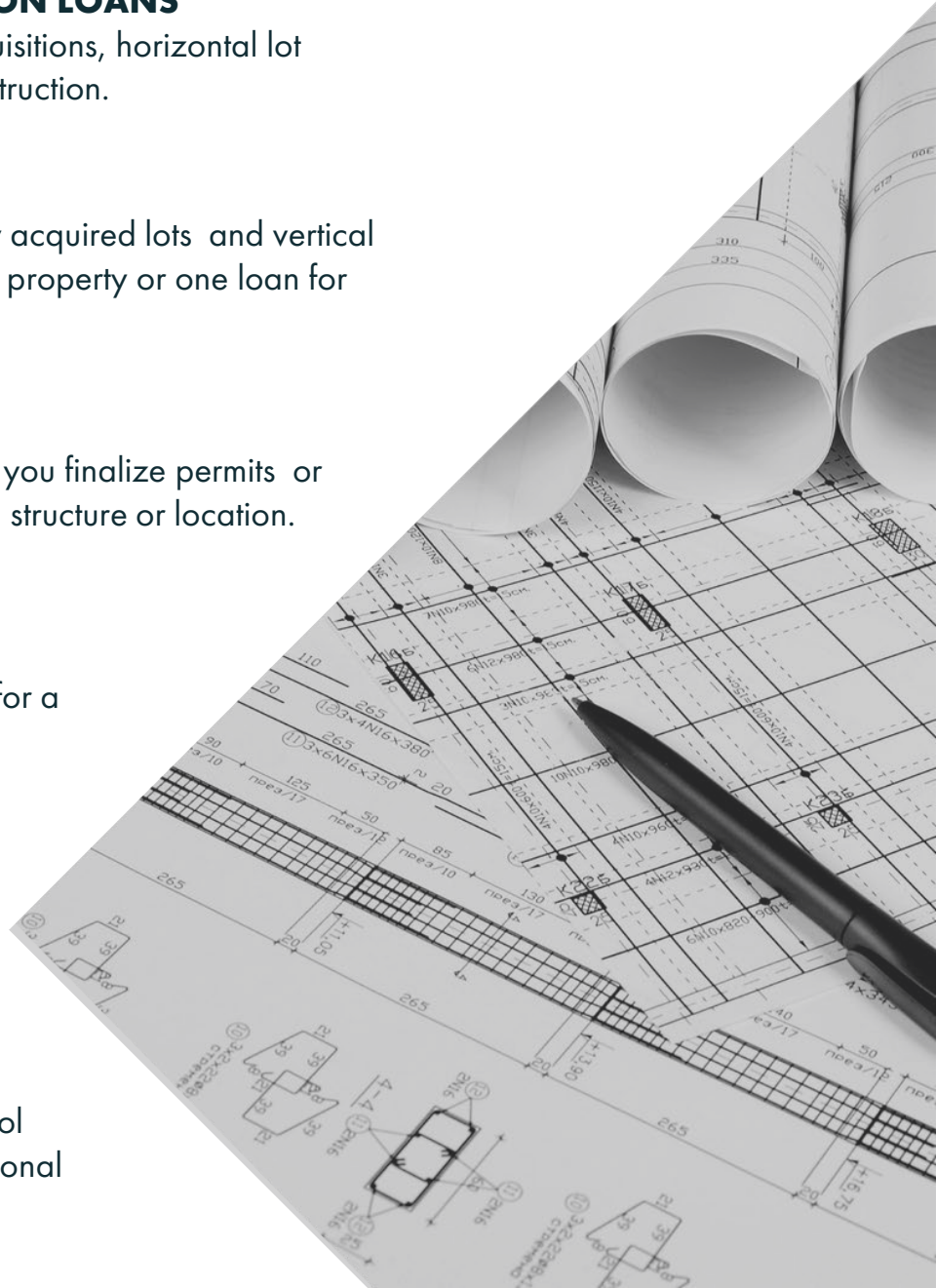
MULTI-FAMILY LOANS

Financing for construction of multi-family projects.



THE WRAP By Rainstar Development Capital

Warehouse Revolving Asset Pool
Revolving capital without additional origination fees for 24 months.



PRODUCT LENDING GUIDELINES

		ALL-IN-ONE	CONSTRUCTION	BRIDGE	FIX & FLIP	MULTI-FAMILY	THE WRAP
TERM	Up to 18 months	✓	✓	✓	✓	✓	✓
	Up to 24 months	✓	—	—	—	✓	✓
FINANCING	Purchase or Refinance	✓	✓	✓	✓	✓	✓
	Cash-out refinance	—	✓	✓	—	✓	✓
CONSTRUCTION	Vertical Construction	—	✓	—	—	✓	✓
	Horizontal Development	—	—	—	—	✓	✓
	Renovation	✓	—	—	✓	✓	—
PROPERTY TYPE	Single Family	✓	✓	✓	✓	—	✓
	Condo	✓	✓	✓	✓	—	✓
	2-4 Unit Properties	✓	✓	✓	✓	—	✓
	Townhouses	✓	✓	✓	✓	—	✓
	Multifamily	—	—	—	—	✓	✓
TOTAL UNITS PER LOAN	1	—	✓	✓	✓	✓	✓
	2-5	—	✓	—	—	✓	✓
	6-10	—	✓	—	—	✓	✓
	11-100	✓	✓	—	—	✓	✓
LOAN SIZE	Minimum: \$250,000	✓	✓	✓	✓	✓	Min \$5M
LTV	0-65%		ARV	AIV	ARV	✓	ARV
	65-70%	—	w/Compensating Factors	AIV	ARV	—	—
	70-80%	—	—	AIV	ARV	—	—
LTC	0-85%	✓	✓	✓	✓	✓	✓
	85-90%	—	w/Compensating Factors	✓	✓	w/Compensating Factors	—
	90-95%	—	w/Compensating Factors	✓	w/Compensating Factors	—	—
PAYMENTS (Interest only)	Monthly Payments	✓	✓	✓	✓	✓	✓
	Interest Reserve	✓	✓	—	✓	✓	✓
FUNDS AT CLOSING		For purchase (if not already owned), and reimbursement of Soft Costs (if approved)					

LOAN DOCUMENT CHECKLIST

GET STARTED	ALL-IN-ONE	CONSTRUCTION	BRIDGE	FIX & FLIP	MULTI-FAMILY	THE WRAP
Borrower/Guarantor Documents						
Signed Loan Application	✓	✓	✓	✓	✓	✓
Most recent two months of Bank Statements						
Each Guarantor	✓	✓	✓	✓	✓	✓
Borrower (LLC or Corp)	✓	✓	✓	✓	✓	✓
Most recent two years of tax returns						
Each Guarantor	✓	✓	✓	✓	✓	✓
Borrower (LLC or Corp)	✓	✓	✓	✓	✓	✓
Project Documents						
Purchase & Sale Agreement w/ all Addendums (if a purchase)	✓	✓	✓	✓	✓	✓
Engineered Construction Plans	✓	✓	—	—	—	✓
Preliminary Construction Plans (if Engineered plans are unavailable)	✓	—	—	—	✓	✓
Scope of Work	—	—	—	✓	✓	✓
Breakdown of Costs Paid into Project	✓	✓	✓	✓	✓	✓

Want a fast initial approval?

Use this chart to get a decision from the Loan Review Committee quickly.



LOAN DOCUMENT CHECKLIST

GET FUNDED	ALL-IN-ONE	CONSTRUCTION	BRIDGE	FIX & FLIP	MULTI-FAMILY	THEWRAP
Borrower/Guarantor Documents						
Borrower/Guarantor Resume - Highlight projects in last 24 months	✓	✓	—	✓	✓	✓
Borrower Legal Filing Documents						
Operating Agreement & Certificate of Formation (LLC)	✓	✓	✓	✓	✓	✓
Articles of Incorporation & Bylaws (Corporation)	✓	✓	✓	✓	✓	✓
Project Documents						
Builder Resume - Website or short writeup	✓	✓	—	✓	✓	✓
Preferred Insurance & Title/Escrow Agents	✓	✓	✓	✓	✓	✓
Plans / Scope of Work / Specifications						
Builder Materials Specifications (Spec Sheet)	✓	✓	—	—	✓	✓
Final Plat Approval from Jurisdiction (or Approval Letter)	✓	—	—	—	—	✓
Final Stamped Engineered Plans for Development work	✓	—	—	—	—	✓
Contract with Builder for Development Work	✓	—	—	—	—	✓
Bonding in Place, if applicable	✓	—	—	—	—	✓
Budget(s)* and Costs						
Construction/Vertical Budget	✓	✓	—	—	✓	✓
Development/Horizontal Budget	✓	—	—	—	—	✓
Project Budget	—	—	—	✓	✓	—
Reports & Utilities						
Survey with Topography Map - Original Site(s)	✓	—	—	—	—	✓
Survey with Topography Map - Proposed Sites(s)	✓	—	—	—	—	✓
Geotech Report	✓	—	—	—	—	✓
Phase 1 or Phase 2 Environmental Reports (if applicable)	✓	—	—	—	—	✓
Verification of Water Availability	✓	—	—	—	—	✓
Designed and Approved septic system	✓	—	—	—	—	✓
Perc test required if septic	✓	—	—	—	—	✓

* The list above shows Borrower provided documentation. All third-party order outs still apply, including standard appraisals, title and 3rd party project reviews.

ALL-IN-ONE LOANS

LOAN GUIDELINES

Term	Horizontal = Up to 12 months for horizontal portion Vertical = Up to 12 months for vertical portion	LTV	Horizontal = Up to 60% (based on finished lot value) Vertical = 65% (based on as-repaired value)
Purpose	Purchase or refinance. Permits, preliminary plat approval and engineered stamped plans required	LTC	Horizontal = Deal Specific, target 80% LTC Vertical = Up to 85% (based on cost to build, including development costs)
Property Type	Horizontal = Entitled land with zoning in place Vertical = Single Family, 2-4 Unit Properties Condo, Townhouses	Borrower Experience	Proven track record with a similar scope project.
Total Units	Single unit only	Funds and Closing	Cash out allowed if within LTV requirements
Loan Size	Minimum \$2,500,000	Payments	Interest Reserve or Monthly Payments
General Requirements	<ul style="list-style-type: none"> • All lending for investment purposes only • Interest calculated on drawn balance • Construction draws based on inspection report • No rural properties • Apartments and Development-only loans not allowed • 1st Lien Position at all times 	Borrower Requirements	<ul style="list-style-type: none"> • No individuals. Must be an LLC or Corporation • Minimum 660 credit scores • Reserve requirement: Reserve calculation is based upon 5% of the Committed Loan Amount • Personal Guarantee preferred: Limited Guarantee on case-by-case basis

DOCUMENTATION REQUIREMENTS

	BORROWER/GUARANTOR	PROJECT
GET STARTED	<ul style="list-style-type: none"> > Signed Loan Application > Most recent two months bank statements <ul style="list-style-type: none"> > Each guarantor > Borrower (LLC or Corp) > Most recent two years tax returns <ul style="list-style-type: none"> > Each guarantor > Borrower (LLC or Corp) 	<ul style="list-style-type: none"> > Purchase & Sale Agreement w/ all Addendums (if purchase) > Engineered Construction Plans > Preliminary Construction Plans (if Engineered plans unavailable) > Breakdown of Costs Paid into Project
GET FUNDED	<ul style="list-style-type: none"> > Borrower/Guarantor Resume - Highlight projects in last 24 months > Borrower Legal Filing Documents > Operating Agreement & Certificate of Formation (LLC) > Articles of Incorporation & Bylaws (Corporation) 	<ul style="list-style-type: none"> > Builder Resume - Website or short writeup > Preferred Insurance & Title/Escrow Agent > Builder Material Specifications (Spec Sheet) > Final Plat Approval from Jurisdiction (or Approval Letter) > Final Stamped Engineered Plans for Development work > Contract with Builder for Development Work > Preliminary Construction Plans (if Engineered plans unavailable) > Breakdown of Costs Paid into Project > Purchase & Sale Agreement w/ all Addendums (if purchase) > Engineered Construction Plans

* The list above shows Borrower provided documentation. All third-party order outs still apply, including standard appraisals, title and 3rd party project reviews.

CONSTRUCTION LOANS

LOAN GUIDELINES

Term	Up to 18 months, per property (budget)	LTV	Up to 70% (based on as-improved value)
Purpose	Purchase, refinance, or cash-out refinance	LTC	Up to 90% (based on cost to build)
Property Type	<ul style="list-style-type: none"> • Single Family • Condo • 2-4 Unit Properties • Townhouses 	Borrower Experience	<ul style="list-style-type: none"> • Must have built and sold the same number of units or more • Example: Borrower applying for a 3-unit loan, Borrower must show 3 completed and sold projects in the last rolling 12 months
Total Units	No limit on units per loan 6-10 units require preapproval	Funds and Closing	For purchase (if not already owned), and reimbursement of work in progress (if approved)
Loan Size	Minimum \$250,000	Payments	Interest Reserve or monthly payments
General Requirements	<ul style="list-style-type: none"> • All lending for investment purposes only • Interest calculated on drawn balance • Construction draws based on inspection report • No rural properties • Apartments and Development-only loans not allowed • 1st Lien Position at all times 	Borrower Requirements	<ul style="list-style-type: none"> • No individuals. Must be an LLC or Corporation • Minimum 660 credit score, 620-659 considered with compensating factors • Reserve requirement: Reserve calculation is based upon 5% of the Committed Loan Amount • Personal Guarantee preferred: Limited Guarantee on case-by-case basis

DOCUMENTATION REQUIREMENTS

	BORROWER/GUARANTOR	PROJECT
GET STARTED	<ul style="list-style-type: none"> > Signed Loan Application > Most recent two months bank statements (Guarantors & Borrower) > Most recent two years tax returns 	<ul style="list-style-type: none"> > Purchase & Sale Agreement w/ all Addendums (if purchase) > Engineered Construction Plans > Breakdown of Costs Paid into Project
GET FUNDED	<ul style="list-style-type: none"> > Signed Loan Application > Most recent two months bank statements (Guarantors & Borrower) > Most recent two years tax returns 	<ul style="list-style-type: none"> > Builder Material Specifications (Spec Sheet) > Project Budget(s) on Rainstar Development Capital's Budget Template > Builder Resume - Website or short writeup > Preferred Insurance & Title/Escrow Agents

* The list above shows Borrower provided documentation. All third-party order outs still apply, including standard appraisals, title and 3rd party project reviews.



FIX & FLIP LOANS

LOAN GUIDELINES

Term	Up to 18 months	LTV	Up to 75%
Purpose	Purchase or refinance with Renovation	LTC	Up to 95%
Property Type	<ul style="list-style-type: none"> Single Family Condo 2-4 Unit Properties Townhouses 	Borrower Experience	<ul style="list-style-type: none"> Must have built and sold the same number of units or more Example: Borrower applying for a 3-unit loan, Borrower must show 3 completed and sold projects in the last rolling 12 months
Total Units	Single unit only	Funds and Closing	For purchase (if not already owned), and reimbursement of work in progress (if approved)
Loan Size	Minimum \$250,000	Payments	Interest Reserve or monthly payments
General Requirements	<ul style="list-style-type: none"> All lending for investment purposes only Interest calculated on drawn balance Construction draws based on inspection report No rural properties Apartments and Development-only loans not allowed 1st Lien Position at all times 	Borrower Requirements	<ul style="list-style-type: none"> No individuals. Must be an LLC or Corporation Minimum 660 credit score, 620-659 considered with compensating factors Reserve requirement: Reserve calculation is based upon 5% of the Committed Loan Amount Personal Guarantee preferred: Limited Guarantee on case-by-case basis

DOCUMENTATION REQUIREMENTS

	BORROWER/GUARANTOR	PROJECT
GET STARTED	<ul style="list-style-type: none"> > Signed Loan Application > Most recent two months bank statements <ul style="list-style-type: none"> > Each guarantor > Borrower (LLC or Corp) > Most recent two years tax returns <ul style="list-style-type: none"> > Each guarantor > Borrower (LLC or Corp) 	<ul style="list-style-type: none"> > Purchase & Sale Agreement w/ all Addendums (if purchase) > Scope of Work > Breakdown of Costs Paid into Project
GET FUNDED	<ul style="list-style-type: none"> > Borrower Legal Filing Documents > Operating Agreement & Certificate of Formation (LLC) > Articles of Incorporation & Bylaws > Borrower/Guarantor Resume - Highlight projects in last 24 months 	<ul style="list-style-type: none"> > Builder Resume - Website or short writeup > Preferred Insurance & Title/Escrow Agents > Project Budget

* The list above shows Borrower provided documentation. All third-party order outs still apply, including standard appraisals, title and 3rd party project reviews.

MULTI-FAMILY LOANS

LOAN GUIDELINES

Term	Up to 24 Month Term Must have occupancy permit within term	LTV	65% LTV 65% + LTV
Purpose	New Construction Value Add Stabilization/Bridge to Perm	LTC	85% LTC Standard 90% LTC
Property Type	Market Rate Multifamily, Age Restricted 55+, Mixed-Use, Student Housing, Repositioning / Conversions	DSC	Minimum 1.2
Total Units	Up to 250 Units (5 Stories Maximum)	Borrower Experience	Proven track record with a similar scope project.
Loan Size	Up to \$37.0 MM	Borrower Financials	100% Acquisition Equity 5% of Loan Amount Liquidity Post Closing 10% of Loan Amount Liquidity for Max or Outside of Standard Loan Underwriting
General Requirements	<ul style="list-style-type: none"> • All lending for investment purposes only • Interest calculated on drawn balance • Construction draws based on inspection report • No rural properties • 1st Lien Position at all times 	Borrower Credit	FICO Minimum 700

DOCUMENTATION REQUIREMENTS

	BORROWER/GUARANTOR	PROJECT
GET STARTED	<ul style="list-style-type: none"> > Signed Loan Application > Operating Agreement & Articles of Incorporation > 2 Month Bank Statements - Each Guarantor & Business > Valid Credit Report on Guarantor(s) 	<ul style="list-style-type: none"> > Appraisal > Preliminary Title Report > Flood Certification > Purchase Contract on Property (if applicable)

* The list above shows Borrower provided documentation. All third-party order outs still apply, including standard appraisals, title and 3rd party project reviews.

BRIDGE LOANS

LOAN GUIDELINES

Term	Up to 12 months	LTV	Up to 70% "as is" value
Purpose	Purchase, refinance, or cash-out refinance	LTC	N/A
Property Type	<ul style="list-style-type: none"> • Single Family • Condo • 2-4 Unit Properties • Townhouses 	Borrower Experience	Proven track record with a similar scope project.
Loan Size	Minimum \$250,000	Funds and Closing	Cash out allowed if within LTV requirements
General Requirements	<ul style="list-style-type: none"> • All lending for investment purposes only • Interest calculated on drawn balance • No rural properties • Unentitled land not allowed • 1st Lien Position at all times 	Payments	Monthly interest payments required
		Borrower Requirements	<ul style="list-style-type: none"> • No individuals. Must be an LLC or Corporation • Minimum 660 credit score, 620-659 considered with compensating factors • Reserve requirement: Reserve calculation is based upon 5% of the Committed Loan Amount • Personal Guarantee preferred: Limited Guarantee on case-by-case basis

DOCUMENTATION REQUIREMENTS

	BORROWER/GUARANTOR	PROJECT
GET STARTED	<ul style="list-style-type: none"> > Signed Loan Application > Most recent two months bank statements <ul style="list-style-type: none"> > Each guarantor > Borrower (LLC or Corp) > Most recent two years tax returns <ul style="list-style-type: none"> > Each guarantor > Borrower (LLC or Corp) 	<ul style="list-style-type: none"> > Purchase & Sale Agreement w/ all Addendums (if purchase) > Breakdown of Costs Paid into Project
GET FUNDED	<ul style="list-style-type: none"> > Borrower Legal Filing Documents > Operating Agreement & Certificate of Formation (LLC) > Articles of Incorporation & Bylaws 	<ul style="list-style-type: none"> > Preferred Insurance Agent > Preferred Title/Escrow Agent

* The list above shows Borrower provided documentation. All third-party order outs still apply, including standard appraisals, title and 3rd party project reviews.

THE WRAP

Warehouse: We hold the loan and service it throughout the term

Revolving: Available capital is reused as many times as you can use it

Acquisition: Acquisition, Development, Lot Bank, Vertical

Pool: Multiple loan products under one facility

LOAN GUIDELINES

Term	24-months with option to renew at 12 months	LTV	Up to 65%
Purpose	Development, lot bank, or vertical construction	LTC	Up to 85%
Property Type	<ul style="list-style-type: none"> • Development • Single Family • Condo • 2-4 Unit Properties • Townhouses 	Borrower Experience	Proven track record with a similar scope project.
Loan Size	\$5,000,000 to \$50,000,000	Funds and Closing	Cash out allowed if within LTV requirements Closing costs
General Requirements	<ul style="list-style-type: none"> • All lending for investment purposes only • Interest calculated on drawn balance • Construction draws based on inspection report • No rural properties • 1st Lien Position at all times • Available capital is reused as many times as you can use it throughout the Revolving period. • Convert Development to Vertical without additional credit qualifications. • All loans to include a 15% Temporary Reserve Capacity for unplanned needs. 	Payments	Monthly interest payments or interest reserve
		Borrower Requirements	Minimum 700 credit score considered with compensating factors

DOCUMENTATION REQUIREMENTS

	BORROWER/GUARANTOR	PROJECT
GET STARTED	<ul style="list-style-type: none"> > Signed Loan Application > Most recent two months bank statements <ul style="list-style-type: none"> > Each guarantor > Borrower (LLC or Corp) > Most recent two years tax returns <ul style="list-style-type: none"> > Each guarantor > Borrower (LLC or Corp) 	<ul style="list-style-type: none"> > Purchase & Sale Agreement w/ all Addendums (if purchase) > Breakdown of Costs Paid into Project
GET FUNDED	<ul style="list-style-type: none"> > Borrower Legal Filing Documents > Operating Agreement & Certificate of Formation (LLC) > Articles of Incorporation & Bylaws 	<ul style="list-style-type: none"> > Preferred Insurance Agent > Preferred Title/Escrow Agent > Additional project documents based upon project's placed on the facility

* The list above shows Borrower provided documentation. All third-party order outs still apply, including standard appraisals, title and 3rd party project reviews.

BEST IN CLASS SERVICING

DRAWS
FUNDED IN
**5 DAYS OR
LESS**

INSPECTION
INFO AND
BORROWER
STATEMENT
AT A GLANCE

24/7
ACCESS
TO THE
**BORROWER
PORTAL**

QUICK DRAW

Rainstar Development Capital is home of the Quick Draw, designed with speed in mind. Our Quick Draw inspects your project automatically based on your preferred schedule. This can be monthly, bi-monthly, or even weekly. Once inspected, the available funds can be disbursed to you immediately or upon request.

The Quick Draw takes the guess work out of available funds. Your Servicing Team will help you determine the best schedule for you and your project.

Not interested? Not a problem.

We process Traditional Draws as well.

DRAW OPTIONS

Your project needs a draw process that works for you.

We offer two options to get you the most flexibility.

- **Direct to you:**
Draw proceeds are funded directly to you based on progress Completion.
- **Direct Pay:**
Manage and track payments to your vendors through the BC portal. Automatically send payments to your vendors via ACH or through Escrow. Lower your overhead associated with Bookkeeping and accounting.





We are revolutionizing the construction draw process. Hands-on support from a dedicated Team who understands construction and stays with your project from beginning to end. Technology tools to empower you to get the things you need at any time of day. People who listen and understand that not every project is the same. We are always on the look-out for how we can create more solutions and continue to deliver excellence for you, our customer.

FREDERICK RUFFIN

President

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DEVELOPMENT CAPITAL