



**We write loans so you can
write your success story.**



HOME REHAB BY CLIENT, QC FLIPPERS.

Read on to learn how we can help you scale
your business, or visit fundthatflip.com.

America's fastest-growing real estate lender and fintech.



HOME REHAB IN COLUMBUS, OH,
FINANCED BY FUND THAT FLIP.

Since our founding in 2014, we've had one goal:

Help real estate entrepreneurs scale their businesses, create wealth, and transform communities through real estate and technology.

Fund That Flip is a two-sided marketplace platform offering residential real estate loans for fix-and-flip, rehab, ground-up, new construction, cash-out refinance, and build-to-rent (BTR) investment projects. The passive investing side of our marketplace allows retail investors to purchase fractional shares of those loans to earn income on real estate projects without picking up a hammer.

Real estate investing = job creation.

Historically, real estate investing was very limited by “who you know,” whether you were flipping a property or passively investing in it. However, that all changed when Congress passed the 2012 JOBS Act, which allowed for crowdfunding real estate technologies like Fund That Flip to emerge, but also, hundreds of thousands of new jobs every year.



1,000

Single-Family Homes

2,900

Full-Time Jobs

\$110.9M

to support schools, police, fire,
+ public services at the local,
state, and federal levels



1,000

BTR Units

1,250

Full-Time Jobs

\$55.9M

to support schools, police, fire,
+ public services at the local,
state, and federal levels



\$10M

Remodeling Expenses

75

Jobs

\$3M

to support schools, police, fire,
+ public services at the local,
state, and federal levels

Data from the National Association of Homebuilders (NAHB), updated 2020.

By these figures alone, Fund That Flip and our real estate entrepreneur partners have created more than 6,400 jobs.

With access to sustainable, fast capital, real estate entrepreneurs are able to scale their own businesses — rehab and build more homes, hire more contractors and employees, and have a greater impact on their communities while also running a successful business to achieve their goals and financial freedom.

“Real estate investors play an integral part of the economy in building homes, creating jobs, and growing businesses and communities. We’re developing technology-first solutions to create even more value for the local entrepreneurs who themselves are creating value in their own communities.”

Matt Rodak

CEO + FOUNDER OF FUND THAT FLIP

A handshake outperforms an algorithm every time.

Creating an end-to-end solution for real estate entrepreneurs.

The real estate market moves fast. Fund That Flip makes it easy for real estate entrepreneurs and investors to get ahead of the competition.

Our tech-powered underwriting team and analysts work behind the scene to assess opportunities, risk, and ensure you're getting funding for your deal as soon as possible so you can focus on your business. We turn around funding commitments in 24 hours, with up to \$5 million pre-approved so you can make winning offers on the investment property you're chasing.

We also want to ensure that our process to apply, view, and invest in loans is as simple as possible, so our engineering and product teams are constantly improving the tech-enabled experience to apply, communicate, and get funded with ease.

Our platform is essentially a two-sided marketplace which allows passive real estate investors to invest in fractional shares of the residential rehab and construction loans to earn income. With pre-vetted loans, a dedicated investor relations team at your disposal, and resources containing vital information to assist every step of your investing journey, real estate investors can feel empowered to reach their investment goals.



HOME REHAB IN AUSTIN, TX, FINANCED BY FUND THAT FLIP.

Relationships powered by proprietary technology.

While Fund That Flip is built on proprietary technology, we're powered by people, relationships, and transparency.

Our flexible terms are based on relationships, not just an algorithm. From the initial application to the closing of your deal, we have your back and keep your investment goals top of mind! Our in-house real estate analysts and dedicated account management teams are ready whenever you are to get your project funded. And when the unexpected occurs, you can count on us 24/7 to assist you. When was the last time your financing partner answered your call at 9 p.m. or showed up to your project to understand your goals?

While some lenders only compete on price, Fund That Flip also competes by living up to our promises:

- » 24-HOUR TURNAROUND FOR FUNDING COMMITMENTS
- » PREAPPROVAL UP TO \$5M TO MAKE WINNING BIDS
- » CLOSE IN 5 TO 7 DAYS
- » DEDICATED ACCOUNT TEAM FROM APPLICATION TO EXIT
- » A LENDER WHO VISITS YOU AND YOUR PROJECTS

"Once we met Fund That Flip, they took our business to the next level and helped us grow."

Timario Gayton

OWNER T&T EXPRESS, LLC +
FUND THAT FLIP PARTNER

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We work with the best partners in the industry to offer an end-to-end real estate investing solution.



We are excited to partner with Obie, an easy-to-use platform providing instant property insurance for real estate entrepreneurs and landlords. By eliminating the unnecessary paper application process and weeks of waiting for quotes due to back-and-forth with brokers, Obie offers industry-best rates with plans customized for entrepreneurs' investment projects.

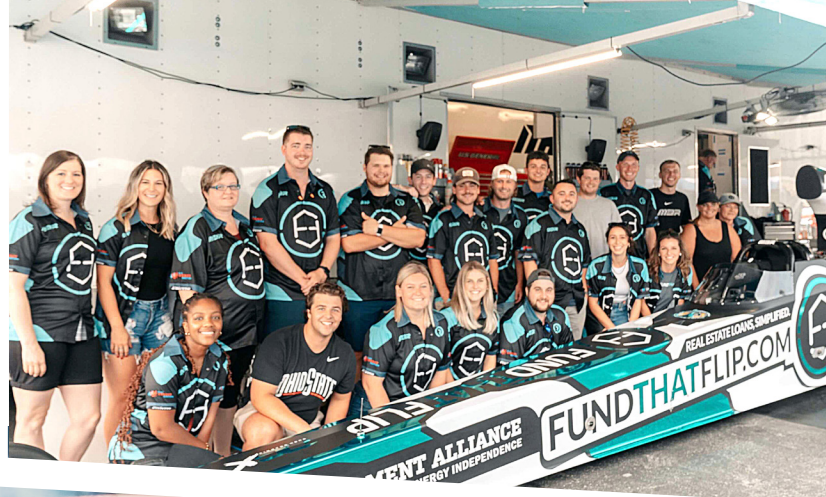
"Being introduced to Obie by our lender, Fund That Flip, was the best! We have saved so much time and money with Obie. We would recommend it to anyone."

Dekoro Homes

REAL ESTATE ENTREPRENEURS



We're a proud partner of Michalek Brothers Racing (MBR), an NHRA drag-racing team. Fund That Flip's success comes from being a fast, responsive, and reliable partner for our real estate entrepreneur clients. MBR is driven by the same core values — and similar to entrepreneurship, drag racing is all about maximizing performance.



The best pit crew anywhere.

We're a team of entrepreneurial, tech-loving, creative, and solution-focused innovators. We launched in 2014 out of frustration with the status quo of slow, unreliable capital, and gate-keeping into investment deals.

Today, we're the fastest-growing real estate fintech in the U.S., and we're still challenging tradition with fast funding, unparalleled transparency, and kindness to help real estate entrepreneurs make an impact in their neighborhoods and communities.

Our history.

The story starts in the early 2000s — our CEO and Founder, Matt Rodak, had a small landscaping business in high school, and they did a lot of work for house flippers, like tidying up the yard and gardens, and some demolition. Matt thought it was cool to see the run-down houses transformed into some of the nicest houses in the neighborhoods — plus, the house flippers were pretty open about how much money they made after the sale.

After high school, Matt went to John Carroll University and earned a degree in finance, with the ultimate goal of working in real estate. After college, he landed a job with a

large insurance company, where he learned the ins and outs of operating and growing a business — he also learned he did not want to be an insurance executive.

So with money saved, Matt decided to flip houses — finally realizing the real estate dream. And he quickly realized the challenge so many real estate entrepreneurs are still dealing with: How to get reliable, sustainable capital—quickly?

Private lenders can decide to invest their money elsewhere or charge unsustainable interest rates, and banks take 45 to 60 days to close, which means lost revenue. Additionally, they

generally aren't positioned to finance a distressed property.

When the JOBS Act passed in 2012, Matt saw an opportunity. He combined his finance and corporate knowledge to start developing the business plan and platform that would give borrowers reliable access to fast capital — and allow investors to invest in shares of those loans to passively earn income.

Fund That Flip launched in 2014, and since then, we've grown into the nation's leading end-to-end financial technology platform that helps real estate entrepreneurs and investors transform their neighborhoods and communities.



Matt Rodak
CEO +
FOUNDER



Jon Andrews
CRO



Kendall Bazan
CMO



Michael Gruen
CTO



Kyle McMahon
COO



Rich Rein
CFO



Linda Yeh
CRCO

