

Take Your Brokerage To The Next Level —

ABL is a direct, balance-sheet lender with flexible capital and a track record of thriving through market shifts. Partner with your local Asset Based Lending loan officer today to grow your business, close faster, and serve your clients better.



Expert Support

Processors, underwriters, and draw managers work together for a smooth loan process that offers borrowers a positive experience and a life-long partner in ABL.



Flexible Loan Programs

ABL offers a one-stop shop to finance your borrowers' success - whether it's flips, builds, holds, or refinances.



Flexible Capital at Scale

With private-equity ownership and a half-billion-dollar balance sheet, ABL maintains decision-making autonomy and flexible capital that adapts to meet market conditions.



Quick Closings

On average, we close bridge loans in 10 days and term loans in 30. Our speed to close positions you and your borrowers for success, because time is money.



Cutting-Edge Technology

Asset Based Lending leverages modern tools like digital draw inspections, fast application processes, and more to make the process easier for brokers and borrowers alike.



Your Only
Zero-Point Lender



Grow your business by partnering with a group of proven private lending leaders that value white glove service, speed, flexibility, and certainty of close.

//////////////////// **A Rewarding Partnership** //////////////////////

Partner Tier	Qualifying Minimum Deal Flow	YSP Bonus
Silver	1 Closed Loan in Current Year	25 BPS
Platinum	5+ Closed Loans or \$15M Funded in Life to Date	50 BPS

Partner Details

All Loan Volume Applies Towards Tier Qualifications
Earn Up To 200 BPS YSP + Origination Fees
Bonus YSP at No Additional Cost to Borrower
YSP Paid for Term Loans Only
YSP Paid Outside of Closing
Brokers Protected
Zero-Point Options Available

Getting Started

- 1** Complete Broker Agreement
- 2** Submit W-9 + Background Check
- 3** Submit Deals Via Online Application

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Loan Products

Since 2010, ABL has helped real estate investors grow their business, from finding the right property to exiting with maximum returns. We handle every deal with unmatched expertise to turn your investment dreams into reality.



Fix & Flip

Finance the purchase and renovation of residential investment properties.

- Any Experience Level
- 660 Credit Score
- 0-2% Points
- Up to 90% LTC
- 100% Reimbursement on Draws
- Up to 75% ARV
- Single-Family, Multifamily, Condo

New Construction

Land acquisition and construction or rebuild of existing property.

- Any Experience Level
- 660 Credit Score
- 0-2% Points
- Up to 90% LTC
- 100% Reimbursement on Construction
- Up to 75% ARV
- Single-Family, Multi-Family, Condo

DSCR Rental

Long-term financing based on property cash flow, not personal income.

- Any Experience Level, 1.0 Minimum DSCR
- 660 Credit Score, 0-3.5% Points
- 30-Year Fixed Loan Term
- Blanket Loans Up To Properties
- Single-Family, Multi-Family (2-9 Units), Condo
- Up To 70% in Vested Retirement Accounts and Up To 25% in Cryptocurrency Eligible for Liquidity & Reserve Requirements

Bridge Loan

Short-term financing to refinance or pull cash out of residential investment properties.

- Any Experience Level
- 660 Credit Score
- 0-2% Points
- Up to 85% LTC
- Blanket Loans Available
- No Prepayment Penalty
- Single-Family, Multi-Family, Condo

Let's grow your portfolio today.

/////// New Construction Loans /////

Whether you're building a single-family home or a multi-family property, Asset Based Lending has the tools to help you finance your success. Our team works closely with professional builders and developers to quickly and reliably fund their projects.

Why ABL?

- Competitive Rates
- 10-Day Average Closing Time
- Zero-Point Option Available
- Easy Documentation - No Tax Returns
- Phased Development OK
- Build-To-Sell or Build-To-Rent
- 48-Hour Draw Management
- Direct Lender, Funded In-House

Program Highlights

- Minimum Credit Score 660
- Up to 75% ARV
- Rate As Low As 9.25%
- \$75K - \$50M Loan Amount
- 0 - 2% Points
- Up to 75% of Purchase
- 100% Reimbursement on Construction

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Fix & Flip Loans

Asset Based Lending enables new investors and seasoned professionals to make the most of their fix and flip investments with fast and reliable hard money loans.

Why ABL?

- Competitive Rates
- 20-Day Average Closing Time
- Zero-Point Option Available
- Single, Multi-Family, and Condos
- Easy Documentation - No Tax Returns
- Fund Multiple Projects at Once
- No Experience Required
- Direct Lender, Funded In-House
- 48-Hour Draw Management
- Broker Protected

Program Highlights

- Minimum Credit Score 660
- Up to 75% of ARV
- Rate As Low As 8.99%
- 0 - 2% Points
- \$75K - \$50M Loan Amount
- Up to 90% of Purchase
- No Pre-Payment Penalty
- Flexible Programs Available
- 100% Reimbursement on Construction

Transforming neighborhoods and
building relationships - from the ground up!

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You Invest in Properties.
We Invest in **You.**

ablfunding.com

Rental Loans

Our DSCR rental loans are easy to access and fast to close, making them the preferred financing option for short-term and long-term rental property investors.

Program Highlights

Up to 80% LTV

30-Year Amortization Loan Term

Interest Rates as Low as 6.00%

Flexible Programs Available

Flexible DSCR as low as 1.0

Rate Locks Available

Minimum Credit Score 660

Blanket Loans Available

Short-Term Rentals Eligible

Single, Multi-Family (2-9 Units), Condos

Up To 70% in Vested Retirement Accounts and Up To 25% in Cryptocurrency Eligible for Liquidity & Reserve Requirements



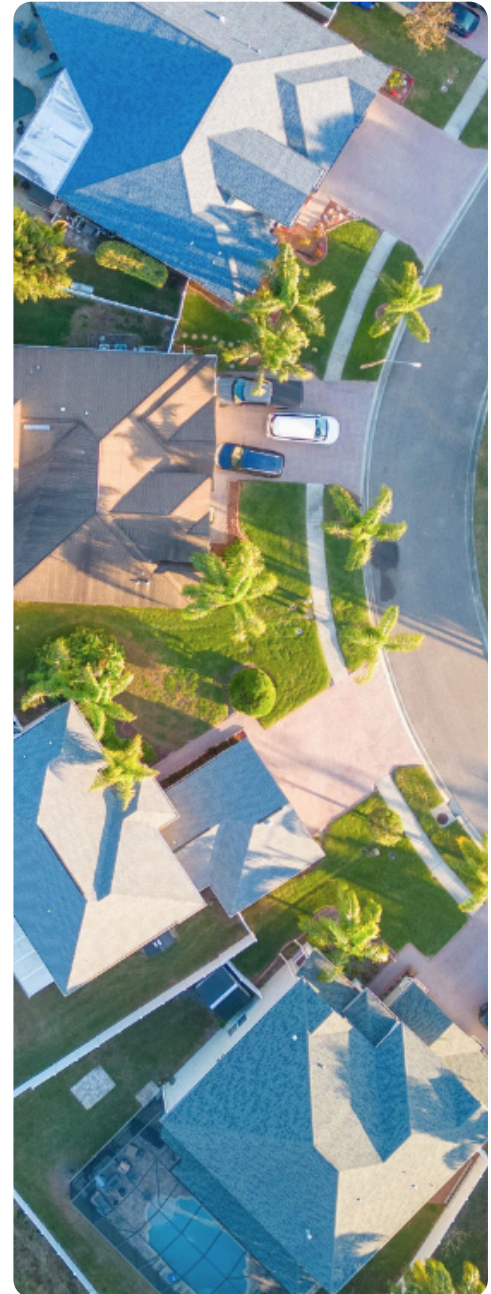
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Where We Lend

Our loan programs help investors across the nation, offering hard money financing for flips, holds, and ground-up construction in 40+ states plus Washington D.C.

Our loan programs include Fix & Flip, New Construction, Bridge, and DSCR Rentals.

Alabama	Maryland	South Carolina
Arizona	Massachusetts	Tennessee
Arkansas	Michigan	Texas
California	Minnesota	Virginia
Colorado	Mississippi	Washington
Connecticut	Missouri	Washington D.C.
Delaware	Nebraska	West Virginia
Florida	New Hampshire	Wisconsin
Georgia	New Jersey	Wyoming
Idaho	New Mexico	
Illinois	New York	
Indiana	North Carolina	
Iowa	Ohio	
Kansas	Oklahoma	
Kentucky	Oregon	
Louisiana	Pennsylvania	
Maine	Rhode Island	



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Capital Connect Referral Program

Your Network. Your Payday.

With ABL, making money doesn't stop at real estate investment – it starts with **your network**.

How It Works



Refer a borrower
to ABL



Earn rewards for each loan
closed for up to 6 months



Get rewarded with 25 BPS,
up to \$2,500 per deal!

Why Partner with ABL?



Direct private lender with
lightning-fast closings



Competitive rates &
flexible loan options



Trusted by real estate
investors nationwide

Contact me today to learn more!

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