



## COVER PAGE

**131 Ormond Shores Drive**  
**Ormond Beach, FL 32176**

Hard Money Refinance Submission • Appraisal-Supported • Tenant-Occupied



## SUBJECT PROPERTY

## DEAL SNAPSHOT

**Borrower:** J & J Investments of Florida, LLC

**Authorized Signer:** Joseph Radcliff

**Property Type:** Single-Family Coastal Investment

**Occupancy:** Tenant-Occupied

**Requested Loan:** \$345,000

**Appraised Value:** \$461,000

**Target LTV:** ~75%

**Equity Cushion:** \$116,000 (25%)

**Exit Strategy:** Refinance or Sale





## Property Information

**Address:** 131 Ormond Shores Drive  
Ormond Beach, FL 32176

**Layout:** 3 Bedroom - 2 Bath - 2 Car Garage - Pool w/ Hot Tub

**Property Type:** Coastal-Single Family Investment

## EXECUTIVE DEAL SNAPSHOT

**Borrower:** J & J Investments of Florida

**Authorized Signer:** Joseph Radcliff

**Requested Loan:** \$364,000

**Target LTV:** 75%

**Appraised Value:** **\$461,000**

**Property Type:** Single-Family Coastal Investment

**Occupancy:** Tenant-Occupied

**Exit:** Refinance or Sale

## EXECUTIVE SUMMARY

This submission presents a **hard money refinance opportunity** secured by the residential investment property located at **131 Ormond Shores Dr., Ormond Beach, Florida**. The Borrower, **J & J Investments of Florida, LLC**, is seeking a short-term bridge loan in the amount of **\$345,000**, representing approximately **75% loan-to-value** based on a recent third-party appraisal of **\$461,000**.

The transaction is intentionally structured with flexibility to close at **70% LTV** if required by lender credit parameters.

Loan proceeds will be used primarily to **pay off an existing private loan in full**, including all contractual fees, and replace it with a clean, structured hard money facility. The property is **tenant-occupied**, stabilized, and supported by a complete due diligence package including appraisal, survey, wind mitigation, roof documentation, title insurance, and property insurance.

This is a straightforward, asset-backed refinance designed for expedited underwriting and closing. The request is conservative in leverage, clear in use of funds, and supported by a defined exit strategy.

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## Collateral Coverage - Appraisal vs. Loan Amount



**Requested loan remains well below appraised market value; positioned to close quickly without retrade.**

## PROPERTY PHOTO







## LOAN STRUCTURE

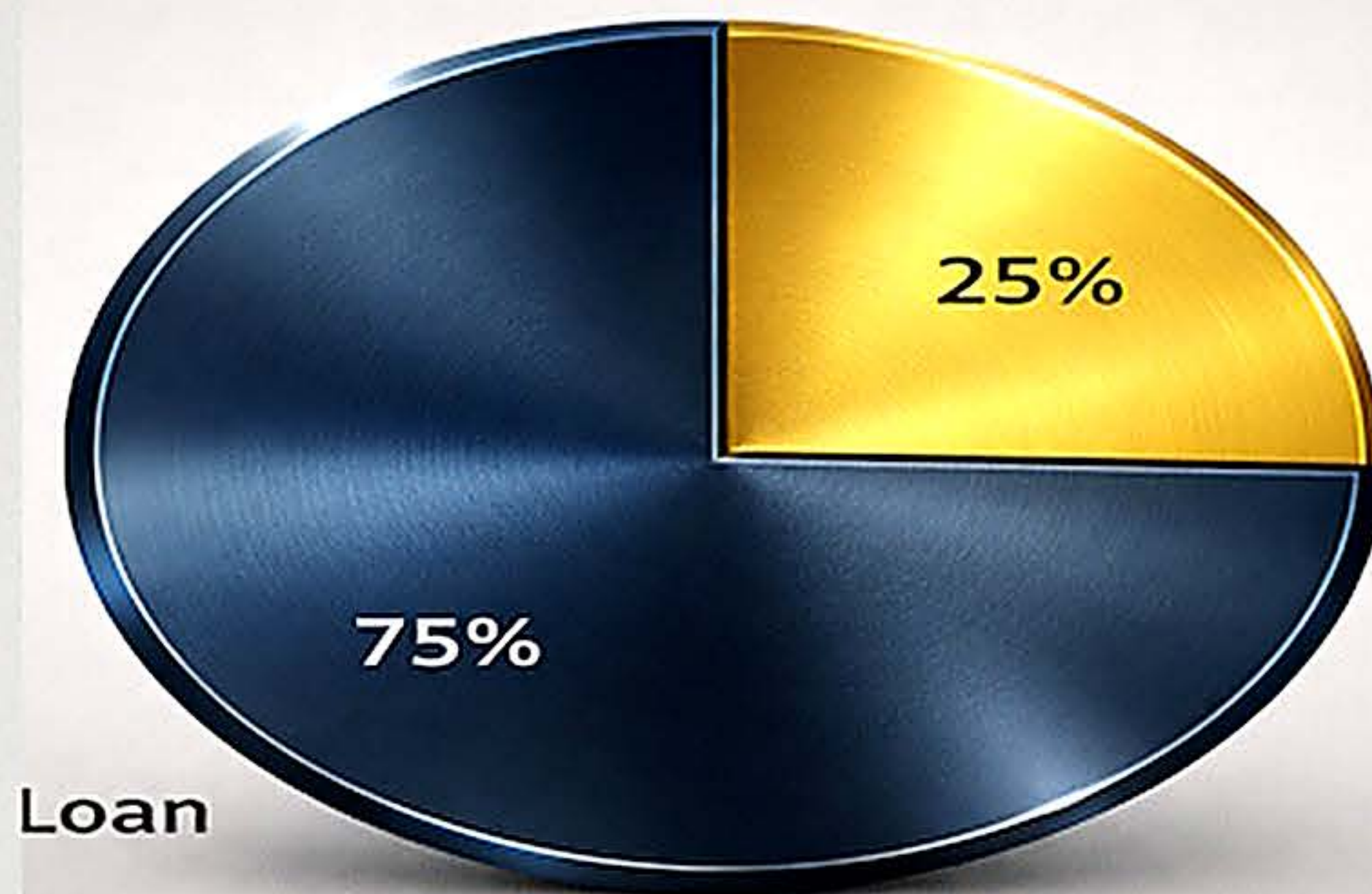
**Loan Amount:** \$345,000.00  
**LTV:** ~75% (70% floor)  
**Term:** 12 months  
**Payments:** Interest-only  
**Rate:** Market hard money rate  
**Rate:** Current Title Insurance Still Active on Property  
**Prepayment Penalty:** None/Minimal Preferred

## LOAN STRUCTURE & HIGHLIGHTS

### WHY THIS WORKS FOR HARD MONEY

- Clean takeout: proceeds primarily retire existing private lien.
- Defined exit: refinance takeout or sale
- Stabilized: tenant-occupied investment property
- Documentation assembled upfront for fast underwriting

## CAPITAL STOCK



***This transaction presents low execution risk  
and minimul underwriting effrorts***





## LOAN REQUEST OVERVIEW

The Borrower is requesting a hard-money refinance loan of \$345,000 with the following proposed structure:

- **Loan Type:** Hard Money Refinance
- **Requested Loan Amount:** \$345,000
- **Target Leverage:** ~75% LTV (acceptable down to ~70%)
- **Loan Term:** 12 months
- **Payment Structure:** Interest-only
- **Interest Rate:** Market hard money rate
- **Prepayment Penalty:** None or minimal preferred
- **Anticipated Closing:** Immediate upon approval

The loan sizing is intentionally positioned to allow lender flexibility without requiring re-trade or restructuring.

**UNDERWRITER**  
**APPROVED**

## SOURCES AND USES OF FUNDS

### Sources of Funds

- New Hard Money Loan: \$345,000

### Uses of Funds

- Payoff of Existing Private Loan: **\$281,541.90**
- Closing Costs, Title, and Fees: Estimated per settlement
- Interest Reserves and Liquidity Buffer: Remaining balance

Excess proceeds are reserved strictly for **reserves and liquidity protection**. There is no speculative or consumer cash-out component.

## EXISTING LOAN PAYOFF

The subject property is currently encumbered by a short-term private  
A current payoff demand is included with this submission and reflects the full amount required to satisfy the lien.

- **Current Lender:** Synergy Consulting LLC
- **Loan Number:** L10000344
- **Payoff Amount (as of 12/31/2025):** **\$281,541.90**
- **Per Diem Interest After 12/31/2025:** \$95.70 per day

Refinance proceeds will be used at closing  
retire this obligation in full and obtain reconveyance of the lien.

## LOAN EXECUTION PATH



## EXECUTION SUMMARY

This transaction is structured to be straightforward: verified payoff, documented collateral, and clear closing mechanics to support fast underwriting and funding.





## PROPERTY PROFILE (APPRAISAL-SUPPORTED)

Address	131 Ormond Shores Drive Ormond Beach FL 32176
Style / Year Built	Built in 1999 / Ranch Style
Beds / Baths	3 Bedrooms • 2 Baths
Living Area	1,581 SF (GLA)
Garage	2-car garage
Outdoor Features	Screened pool/spa and Fenced Back Yard
Lot / Flood	8,439 SF • Zone X FEMA MAP# 12127C0218K
Occupancy	Tenant occupied with current lease with option to buy

## Occupancy and Income

The property is tenant-occupied and operating as a rental investment. Lease documentation and a rental confirmation letter are included with the submission.

This is a stabilized, income-producing asset—not a vacant, distressed, or transitional property.

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**CURRENT RENTAL MONTHLY INCOME: \$ 2,870.00**

This is a stabilized, income-producing asset—not a vacant, distressed, or transitional property.

## RISK SCORE CARD

Strong Appraisal  
Supported Value

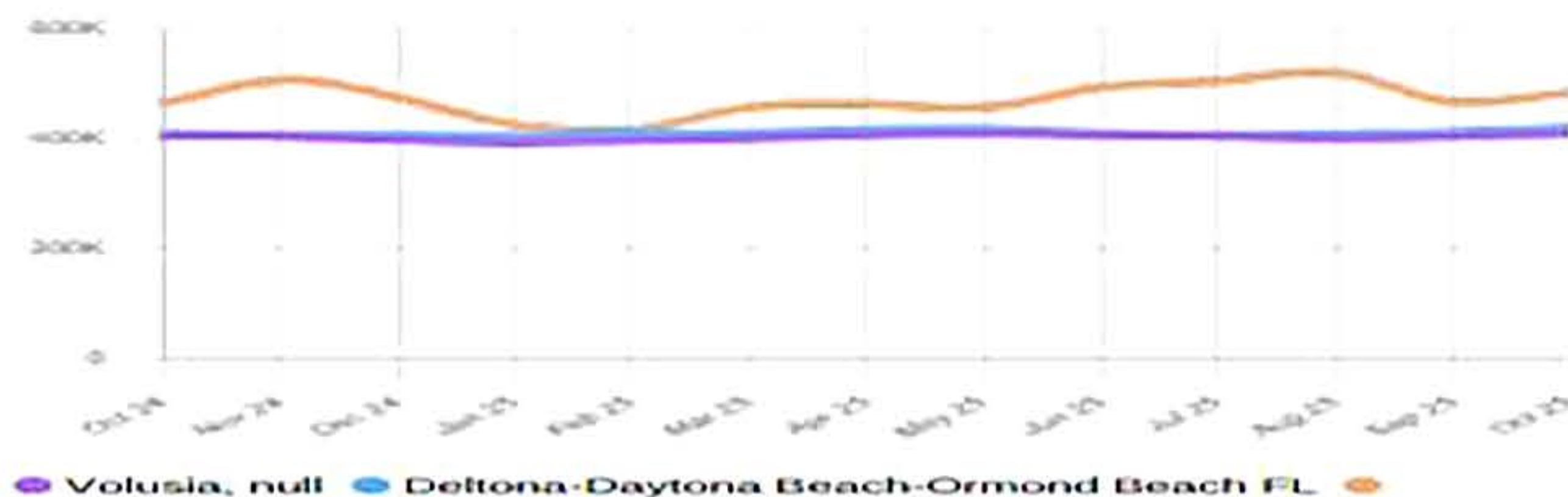
~70% LTV  
(with 70% floor option)

Defined Refinance  
or Sale Exit Path

**No Consumer or Speculative Cash-Out**  
**Remaining Proceeds Reserved for Carry Costs**  
**and Liquidity Protection.**

## AVERAGE SALES PRICE / MARKET TREND

### Average Sales Price



MLS Tax

Actual Current month - Oct 25

**\$483,601**

Actual Prior month - Sep 25

**\$467,196**

▲ 3.4%

Same month prior year

**\$463,628**

▲ 4.1%





### Monthly Deposits by Bank Name

Month	Bank	Deposits	Average Daily Balance
Feb 2025	Wells Fargo	\$15,184.65	\$2,375.00
Mar 2025	Wells Fargo	\$3,055.00	\$700.00
Apr 2025	Wells Fargo	\$2,748.03	\$169.00
May 2025	Wells Fargo	\$90,092.13	\$4,394.00
Jun 2025	Wells Fargo	\$146.02	\$2.00
Jul 2025	Capital One	\$12,512.98	\$4,839.19
Jul 2025	Wells Fargo	\$138,615.94	\$16,558.00
Aug 2025	Capital One	\$8,041.14	\$14,320.82
Aug 2025	Wells Fargo	\$52,110.81	\$8,586.00
Sep 2025	Capital One	\$3,021.36	\$8,020.00
Sep 2025	Wells Fargo	\$1,053.49	\$22.00
Oct 2025	Wells Fargo	\$5,887.35	\$50.00
Nov 2025	Wells Fargo	\$3,964.77	\$92.00

### Combined Monthly Bank Deposits

Month	Deposits (Total)	Average Daily Balance (Total)
February	\$15,184.65	\$2,375.00
March	\$3,055.00	\$700.00
April	\$2,748.03	(\$169.00)
May	\$90,092.13	\$4,394.00
June	\$146.02	(\$2.00)
July	\$151,128.92	\$21,397.19
August	\$60,151.95	\$22,906.82
September	\$4,074.85	\$8,042.00
October	\$5,887.35	(\$50.00)
November	\$3,964.77	(\$92.00)

Total deposits recorded from  
February through November 2025:  
**\$336,433.67**

### Borrower Profile

The Borrower is J & J Investments of Florida, LLC,  
a Florida-based single-member limited liability company.

- **Entity Status:** Active and in good standing
- **State Incorporated out of:** Delaware
- **Ownership Structure:** Single-member LLC
- **Authorized Signer:** Joseph Radcliff
- **Operational State(s):** Florida

Entity formation documents, certificates of good standing,  
and borrowing authorization are included.  
Letters of explanation are provided where applicable to  
proactively address underwriting inquiries.

### Exit Strategy

The loan benefits from clearly defined  
and realistic exit strategies:

- **Refinance:** Transition into DSCR or conventional  
investment financing following seasoning
- **Sale:** Disposition of the property supported by coastal  
market liquidity

Both exits are viable and supported by current market conditions.  
The present transaction itself demonstrates refinance viability  
by successfully taking out an existing private loan.

### BORROWER CONTACT & CLOSING REQUEST

#### Joseph Radcliff

Authorized Signer • J & J Investments of Florida, LLC

Email: jradcliff@storm911.com

Office: (888) 526-4540 • Cell: (407) 269-1299

Requesting expedited review and approval for a **\$345,000**  
interest-only bridge refinance at approximately **75% LTV** (with  
ability to close at **70% LTV** if required). Proceeds primarily take  
out the existing private lien; remaining proceeds are allocated  
to settlement costs and reserves.