

Non-Recourse Lenders List

Below is a list of non-recourse lenders with their respective contacts. Note that some lenders are nationwide, while others only operate in certain states.

First Bank

- First Bank offers non-recourse loans to the majority of Colorado, the Phoenix metro area in Arizona, all of Southern California and also Central California including the Inland Empire and High Desert areas. The maximum loan-to-value is 65%. Typical loan products are the 15-year fixed rate mortgage and 7/1 or 5/1 ARM that can be amortized over 15 or 30 years with a matching maturity. Generally, the bank can complete a transaction in about 35 days for someone who has checkbook control and/or where the IRA owner is signing on behalf of their plan or LLC. There is no minimum or maximum loan amount.
- **Arizona: Slava Ibragimov**
 - (602) 333-7740
 - slava.ibragimov@efirstbank.com
- **Colorado: Ryan Blake**
 - (303) 920-5202
 - ryan.blake@efirstbank.com
- **Southern California: Natalie Russo**
 - (760) 836-3529
 - natalie.russo@efirstbank.com

First National Bank of America

- First National Bank of America offers loans in all 50 states for 1-4 unit residential properties. Loans for larger multifamily properties are available locally. Their maximum loan term is 10 years with a max amortization of 20 years. First National Bank of America also offers rehab loans, refinancing, and will consider loans under \$50,000. The typical processing time is 30 to 45 days from application to close.
- **Nationwide: Scott Raymond**
 - (616) 538-6017
 - scott.raymond@fnba.com

First Western Federal Savings Bank

- First Western Federal Savings Bank offers 25-year, fully amortizing loans with no pre-payment penalty and no balloon payments. The maximum LTV is up to 60% for 1-4 unit residential properties and 50% for larger rental and commercial properties. The loan amount can range from \$40,000 to \$800,000. Typically, loan decisions are made within 2 days, and processing time is usually 30 to 35 days from the application date.
- **Nationwide: Roger St. Pierre**
 - (605) 341-1203
 - roger@myiralender.com

McGuire Capital Group

- McGuire Capital Group has worked with borrowers and investors throughout Solano County and the surrounding area for over 30 years to offer fast private money financing to qualified clients. Must be non-owner occupied land, commercial or residential property. Loan amounts of \$50,000 to \$1,500,000.
- **California:**
 - **Tom McGuire**
 - (707) 685-2382
 - tom@mcgfinancing.com
 - **Mark McGuire**
 - (707) 385-1353
 - mark@mcgrealtors.com

North American Savings Bank

- NASB offers an IRA lending program to help individual investors with their financing needs with IRA and 401(k) accounts. NASB lends up to 70% loan-to-cost on single-family detached homes and 60% on all other residential properties (CA, AZ, FL, MI, OH, NV have a max 55% loan-to-cost). The loan amount is determined by the property condition, cash flow, recent property history, and retirement reserves in the accounts. Loan decision can typically be obtained within 24 hours. Processing time is about 45 days from application date. NASB offers a 5-year ARM and a 25-year fixed.
- **Nationwide: Jason Zook**
 - (855) 211-3340
 - jzook@nasb.com

Pacific Crest Savings Bank

- Pacific Crest Savings Bank offers non-recourse loans to investment properties in Western Washington State that are held in a self-directed retirement plan such as a Solo 401(k), IRA and more. Pacific Crest offers loans for purchase, rate and term refinance and cash out refinance.
- **Washington State: Larry Enselmen**
 - (425) 670-9623
 - lenselman@paccrest.com

Solera National Bank

- Solera National Bank offers financing for investing in single family homes, duplexes, condos or townhomes held in a Self-Directed IRA or Solo 401k. Loan amounts can range from \$50,000 to \$500,000 with a 65% Maximum Loan to Value. Principal and Interest monthly based on amortizations up to 25 years.

Minimum Requirements: The property must generate sufficient net operating income (rents minus operating expense) to exceed loan payment by at least 25%. Minimum cash reserves must be maintained in your retirement account held at Solera National Bank.

- **Nationwide: Avram Shabanyan**
 - (303) 937-6429
 - avram@solerabank.com