



Borrower + Deal Analysis

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Borrower + Deal Analysis mode

Internal pre-underwriting brief. Sensitive identifiers (EIN, SSN, full DOB) are masked.

May 13, 2026

Synthetic example — real format.

The borrower, entity, addresses, comps, and identifiers below are fictional. We invented them so we could publish the brief publicly without disclosing real borrower information. The structure of this output — the 7-risk framework, fraud sweep, comp reconciliation, stress test, and recommendation logic — is exactly what Harvey Capital Funding produces on every loan we underwrite. This is what the real output looks like.

TL;DR

Repeat-style Central VA flipper with 3 closed deals, \$128K verified liquid, and a Northside Richmond purchase that comps out cleanly within 6.1% of borrower’s ARV. All 7 risks covered, public-records sweep clean, stress test passes on profit and DSCR (LTV breaches 70% on a 10% ARV haircut — flagged, not blocking). Approve at 95% LTP — Standard 6-month product.

Borrower Snapshot

- Entity: BlueRidge Property Group LLC — VA, single-member, active and in good standing (VA SCC verified 2026-05-13)
- Credit: 728 (pulled 2026-05-12)
- Liquidity: \$128,400 verified (90-day bank statements, two accounts) — paste from Lendr Financials
- Track record: 2.5 years, 3 closed flips in Central VA, 1 active rental held post-refi
- Source: Referral from prior HCF borrower (closed 2025)

Documents on file

Document	Status	Notes
Articles of Org	✓	VA SCC, filed 2023-08-14
Operating Agreement	✓	Single-member, signed and dated
Cert of Good Standing	✓	Issued 2026-05-09, valid through Aug 2026
EIN / W-9	✓	EIN ending in 1234, W-9 signed under entity
Personal Asset Statement	✓	Updated 2026-05-12, two-account liquidity confirmed
Government ID	✓	VA driver license, name matches all entity filings
Property photos	✓	12 interior + exterior, current condition, 2026-05-10
Plaud call transcript	✓	38-minute first call, 2026-05-08, transcribed locally

Public Records & Online Presence (fraud sweep)

- Identity match: Confirmed — LinkedIn, BlueRidge LLC website, and county property records all align on name + entity ownership

- Court / criminal: Clean — no hits across 14 queries (state and federal, name + DBA + entity)
- Civil / financial: Clean — no bankruptcies, no tax liens, no judgments, no foreclosure history
- Entity standing: VA SCC confirms active, in good standing, no prior dissolutions linked to nonpayment (one prior LLC was dissolved cleanly in 2023, voluntary, no creditors of record)
- Reputation: Small but clean web footprint. Member of a Richmond REI meetup. No BBB complaints. No adverse mentions.
- Licenses: N/A — borrower not licensed in any role that would require state board check
- Verdict: Clean — nothing to disambiguate, no flags raised

7-Risk Framework Mapping

#	Risk	Status	Notes
1	Borrower Can't Pay	covered	\$128K liquid · 3 prior flips closed profitably · 1 cash-flowing rental · monthly debt service comfortably covered
2	Collateral Valuation	covered	Borrower vs. HCF independent ARV reconcile within 6.1% · using lower number for all loan math
3	Property Damage	covered	Recent inspection: no structural, no roof, minor plumbing in scope · holdback covers planned work
4	Title & Lien Integrity	covered	Title commitment clean · no encumbrances on subject · no judgments tied to entity or member
5	Wire Fraud	covered	Wire instructions confirmed via separate voice channel · closing agent on HCF's verified list (used 4x prior)
6	Borrower Fraud	covered	Public records sweep clean · identity verified across 3 sources · entity standing confirmed · no pattern of prior nonpayment dissolutions
7	Regulatory Compliance	covered	VA business license active · entity in good standing · W-9 signed · no SSN/EIN inconsistencies

Recommended LTP tier

95% — three closed flips + verified liquidity + clean records. Borrower meets every input on the 95% column of the HCF rate ladder.

Borrower's Stated Position

Property	Single-family, 3bd/1.5ba, 1,420 SF, light-medium rehab
Purchase	\$140,000
Reno budget	\$25,000
Borrower's ARV	\$245,000 (borrower estimate, supported by 3 comps)
Exit strategy	Flip
Expected hold	5–6 months
Projected profit/yield	\$45,000 (18% of ARV)

Borrower's comps (their picks)

Address	Sold \$	\$/SF	Distance	Notes
1428 Brookland Ave	\$245,000	\$173	0.3 mi	Fully renovated, 3/1.5, similar SF
1605 Wilmington Ave	\$250,000	\$172	0.5 mi	Renovated, similar SF
1212 Northhaven Rd	\$258,000	\$182	0.4 mi	Slightly larger SF, similar finish

Narrative & character signals (from Plaud call transcript)

- Walked through all 3 prior flips by address, with profit and what went wrong on each — specific, not rounded
- Same contractor for 18 months — described limitations openly: “very reliable on labor but slow on cabinetry, so we’ve stopped doing custom kitchens with him”
- Q1 2026 flip ran 30 days past schedule due to permit delay — volunteered without prompting
- Asked questions consistent with experience: extension fee mechanics, draw schedule, lien release process
- Volunteered prior LLC dissolved in 2023 — checked separately, clean dissolution
- Tone: prepared, numbers cold, did not oversell exit price

HCF Independent View

Independent comps (HCF pull, 0.5 mi / 6 mo / ±20% SF / 3-bed)

Address	Sold \$	\$/SF	Distance	Condition	Source
1410 Greenfield Ave	\$228,000	\$161	0.05 mi	Comparable finish	link
1518 Wilmington Ave	\$215,000	\$151	0.4 mi	Slightly less finish	link
1701 Brookland Ave	\$232,000	\$164	0.4 mi	Comparable	link

HCF independent ARV

\$230,000 — median \$/SF (\$161) × subject SF (1,420) = \$228,620, rounded to \$230,000. No condition haircut applied — subject's finish projected to match the comparable cohort.

Reconciliation

- Borrower's ARV: \$245,000
- HCF independent: \$230,000
- Gap: 6.1% — within 10% tolerance
- Selected ARV: \$230,000 — used for all loan math below

Borrower's top comp (\$182/SF) is from a property with a slightly larger lot and finished basement; dropped from HCF's pull. HCF's three comps cluster tightly around \$160/SF, which is the right anchor for this property's projected post-rehab finish.

Loan Math + Stress Test

Base case (against Selected ARV \$230,000)

Line	Value
LTP %	95%
Purchase loan	\$133,000
Reno holdback	\$25,000
Total facility	\$158,000
LTV (facility ÷ Selected ARV)	68.7%
Down payment (5% of purchase)	\$7,000
Points (3) + flat fee (\$700)	\$4,690 + \$700
Cash to close (estimated)	\$13,500
Borrower projected profit	\$45,000

Stress case — ARV – 10%

Metric	Base case	ARV – 10%
Selected ARV	\$230,000	\$207,000
Total facility	\$158,000	\$158,000
LTV	68.7%	76.3%
Borrower profit	\$45,000	\$10,500
Refi DSCR @ 75% LTV	1.42	1.21

The only line that breaks under stress is LTV — at a 10% ARV haircut, facility-to-ARV jumps to 76.3%, above the 70% cap that governs new origination. Profit and DSCR remain positive. Borrower's \$128K liquidity gives carry capacity for an extended hold if the resale market softens. Flagged, not blocking — this is a 6-month bridge with documented exit; the 70% cap protects the entry, the borrower's balance sheet protects the exit.

Risk Flags

- **Stress LTV** breaches 70% cap on a 10% ARV haircut — borrower's liquidity provides carry capacity if exit slips

Recommendation

Approve at 95% LTP — Standard 6-month product.

The deal is clean across every input we underwrite to. Borrower has demonstrable repeat experience, verified liquidity well above the carry-cost threshold, and a contractor relationship he describes accurately rather than aspirationally. ARV reconciles within tolerance with HCF using the lower number. The single stress flag (LTV under a 10% ARV haircut) is not unusual for a Standard product and is contained by the borrower's balance sheet, not by the deal economics.

Conditions

1. Standard 30-day extension at \$2 per \$1,000 if requested before maturity
2. Three-stage draw schedule with site inspection at each release
3. Title commitment final review by HCF before funding wire

Missing / Needs Follow-up

- [x] All standard documents on file
- [x] Comps reconciled
- [x] Public-records sweep complete
- [x] Plaud call transcript reviewed

Sources Pulled

- Lendr borrower #XXXX (pulled 2026-05-13)
- Lendr loan #XXXX (pre-application package)
- Documents reviewed: Articles of Org, Operating Agreement, Cert of Good Standing, EIN/W-9, PAS, government ID, 12 property photos
- Plaud first-call transcript (2026-05-08, 38 min)
- Independent comps:
 - 1410 Greenfield Ave — Redfin
 - 1518 Wilmington Ave — Redfin
 - 1701 Brookland Ave — Redfin
- VA SCC entity standing portal (2026-05-13)
- Court records (state + federal, 14 queries)
- BBB, LinkedIn, Reddit, news search