FUTURES
FINANCIAL

DSCR LOANS



The financing solution that works when your property does.

Why Choose a DSCR Loan?

Debt Service Coverage Ratio (DSCR) loans are designed for real estate investors who want to qualify for financing based on the income generated by their property, rather than personal income. Futures Financial offers DSCR loans that are tailored to help investors expand their portfolios without the usual hurdles of traditional loan qualification. Here's why DSCR loans could be your best option:

No Income Verification Required

With DSCR loans, it's the property's cash flow that matters. You don't need to provide proof of personal income or tax returns, making the qualification process faster and easier–perfect for investors building out large portfolios

Scale Your Portfolio Faster

Because DSCR loans are based on the property's ability to cover its own debt, you can continue to invest and scale without hitting the traditional lending limits that often slow down real estate growth.

Flexible Financing for Rental Properties

Whether you're investing in single-family rentals DSCR loans give you the flexibility to finance properties that generate steady rental income, ensuring you have the capital to grow and succeed.

Competitive Terms Based on Cash Flow

At Futures Financial, we understand that rental properties with strong cash flow deserve competitive loan terms. DSCR loans provide an attractive path to long-term, profitable investments, without the red tape of conventional financing.

About Futures Financial

Futures Financial provides innovative, fast-to-close funding solutions for every phase of real estate investment - from bridge loans, fix/flip, and ground up construction loans to long-term financing for stabilized cash flowing properties. Our mission is to deliver personalized solutions that help investors, borrowers and brokers reach their most ambitious real estate goals. **Visit our website at futuresfinancial.com** to learn more.

