

# Truly Investor Cap Highlights Ashley Barnes as National Lending Consultant for Real Estate Investor Capital Solutions

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Truly Investor Cap emphasizes the expertise of Ashley Barnes, National Lending Consultant, who continues to serve as a dedicated resource for real estate investors seeking specialized financing solutions across the United States. Barnes assists investors in navigating the complexities of investment property financing through a comprehensive range of lending programs designed specifically for real estate investment strategies.

As real estate investment activity remains strong nationwide, Barnes provides guidance to investors exploring various financing options tailored to their specific project needs. Her role encompasses helping borrowers understand the distinct lending requirements for investment properties, which differ significantly from traditional owner-occupied mortgage lending.

"Real estate investors face unique financing challenges that require specialized lending solutions beyond

conventional mortgage products," said a Truly Investor Cap spokesperson. "Ashley Barnes brings valuable expertise in helping investors identify the right financing structure for their projects, whether they're pursuing fix-and-flip opportunities, building rental portfolios, or developing new construction properties."

Ashley Barnes truly investor capital expertise extends across multiple lending products designed for different investment strategies. She assists investors with DSCR (Debt Service Coverage Ratio) loans, which evaluate properties based on rental income potential rather than personal income verification. This financing option serves investors building rental property portfolios by offering loan-to-value ratios up to 80 percent with 30-year fixed options available.

For investors pursuing renovation projects, Ashley Barnes helps structure rehab loans that can finance up to 90 percent of purchase price and 100 percent of rehabilitation costs. These loans feature interest-only payment structures that provide flexibility during the renovation period. Barnes also guides investors through bridge loan options for short-term financing needs, offering 12-month terms with no prepayment penalties for transitional real estate situations.

New construction financing represents another area where Barnes provides consultation, helping investors understand ground-up construction loan options with flexible draw schedules and terms ranging from 12 to 24 months. Her work supports both spec builders and custom home developers seeking financing for their construction projects.

The Ashley Barnes brand within real estate investment lending reflects a commitment to educating borrowers about available financing options while streamlining the application and approval process. Barnes works with investors to structure deals that align with their investment objectives, timeline requirements, and overall portfolio strategies.

Truly Investor Cap has funded over 116 loans across multiple states, maintaining quick closing times that meet the fast-paced demands of real estate investment opportunities. The company's three-step funding process simplifies the lending experience by structuring deals upfront, processing applications efficiently, and managing the technical aspects of loan closing.

Based in Chandler, Arizona, Truly Investor Cap operates as a division of Oaktree Funding Corp., providing real estate investor lending solutions to direct borrowers and broker partners nationwide. The company specializes in non-owner-occupied investment property financing, offering rehab loans, construction loans, DSCR loans, and bridge loans tailored to various real estate investment strategies.
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