

Truly Investor Capital Expands Regional Investor Lending Support Through Rich Hauser

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Truly Investor Capital has expanded its regional support for real estate investors and lending partners through the work of Rich Hauser, who serves as Regional Sales Manager. In this role, Hauser connects investors, brokers, and industry partners with financing programs designed for rental properties, acquisitions, renovations, and ground-up development projects.

Hauser works directly with borrowers and broker partners seeking specialized financing for investment properties. His responsibilities center on understanding each client's investment objectives, explaining the available financing options, and helping clients navigate the lending process with greater clarity. The role reflects an investor-focused lending environment where financing decisions can involve property income, renovation plans, acquisition strategies, project timelines, and anticipated exit strategies.

Through Truly Investor Capital, Hauser supports access to a range of investor financing programs. These include Debt Service Coverage Ratio (DSCR) loans, which evaluate the income produced by a property in

relation to its debt obligations rather than requiring personal income verification. DSCR financing is often considered by investors acquiring or refinancing rental properties, with loan-to-value options up to 80 percent and 30-year fixed structures.

Beyond properties already producing rental income, Hauser assists investors identifying opportunities that require renovation, transitional financing, or complete development. Qualifying borrowers may explore rehab loans that finance fix and flip projects, bridge loans structured as short-term financing between longer-term arrangements, and new construction loans for spec and custom builds. Each program is matched to the characteristics and objectives of the individual project.

The work of Truly Investor Capital Rich Hauser reflects the company's broader mission of providing streamlined lending resources for real estate investors across multiple states. To date, the company has funded more than 116 loans, with a three-step funding process that involves structuring the deal, submitting the application, and allowing the lending team to manage the remaining steps.

"Real estate investors move quickly, and they need a lending partner who understands the specifics of each project," said a spokesperson for Truly Investor Cap. "Rich Hauser brings a practical approach to that work, taking the time to understand investment objectives before matching borrowers with financing programs that fit their strategy."

The spokesperson added that the regional structure allows for more responsive service. "The goal is clarity throughout the lending process. The Rich Hauser Brand is built on helping investors and broker partners understand their options and make informed decisions across rental acquisitions, renovations, bridge transactions, and construction opportunities."

Rich Hauser specializes in the company's full product suite, including Fix and Flip, Bridge, New Construction, and DSCR loans. His focus remains on delivering results-driven solutions that help investors and broker partners grow their portfolios while navigating the requirements of investment property financing.

Truly Investor Capital is a real estate investor lending company that provides streamlined lending solutions for direct borrowers and broker partners. A division of Oaktree Funding Corp., the company offers loan products tailored to different investment strategies, including Rehab Loans, Construction Loans, DSCR Loans, and Bridge Loans. The company operates under NMLS number 71640 and is an independent mortgage lender not affiliated with the Department of Housing and Urban Development or the Federal Housing Administration. Restrictions and limitations apply, and not all customers will qualify.
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