Unitas
FUNDING LLC

IN A COMPRESSED-MARGIN MARKET

YOUR DRAW SPEED IS YOUR MARGIN

23.1%	1 in 3	7–10 days
National gross flip ROI (ATTOM)	Flippers report costs beyond budget (John Burns Research)	Industry-standard draw turnaround

TWO PATHS. ONE PROJECT

THE COMPETITOR TRAP

Draw delayed 7–10 days.
3rd-party inspector queue.

Crew stalls on-site.
No payment, no progress.

THE BREAK

Contractors move on.
3–4 other active sites.

Forced stock liquidation.
Investor pulls cash out-of-pocket.

Unplanned tax penalty.
Early withdrawal, surprise bill.

Once a contractor leaves, they return on their schedule—not yours.

UNITAS RAPID DRAWS, POWERED BY SITEWIRE

Draw requested from your phone.
Photos and video through the Sitewire app.

Remote inspection by a licensed GC.
No inspector to schedule.

Funded in 24–48 business hours.
Measured from your draw request. Off our own balance sheet.

Continuous site momentum.
Crew stays paid and focused.

More turns per year.
Velocity compounds across deals.

Your draw moves on your timeline—not someone else's.

HOW UNITAS RAPID DRAWS WORK

1 ACCEPT YOUR INVITE
After closing, get an email invite to Sitewire for your property.

2 SUBMIT FROM JOB SITE
Open Sitewire, select budget items, add photos, video and draw amount.

3 GET FUNDED
Licensed GC reviews remotely; funded within 24–48 business hours.

Questions about a draw? Contact your Unitas account executive.

Renovate. Replenish. Repeat.

Three clean 90-day projects outperform two drawn-out ones—at almost any margin level.

RATE VS. REALITY

THE RATE IS THE SAME. THE MATH ISN'T.

$500,000 loan. 12 months. 12 draws. Here's what the rate sheet doesn't show you.

COMPETITOR		UNITAS RAPID DRAWS	
Rate	10.5%	Rate	10.5%
Draw turnaround	7–10 days	Draw turnaround	2 business days
Interest on schedule	$52,500	Interest on schedule	$52,500
Extra carry from waiting on draws	$8,630	Extra carry from waiting on draws	$0
Total cost	**$61,130**	**Total cost**	**$52,500**

Even at 7 days: 5-day gap × 12 draws = 60 extra days waiting on funding. Same rate, $8,630 more.
Before counting the stalled crew or the missed turn.

REQUEST A DRAW MONDAY. FUNDED BY WEDNESDAY.

WHY WE CAN PROMISE WHAT OTHERS CAN'T.

True Balance-Sheet Lender
No warehouse lines or outside credit committees.

Owned by the Fidelis Investors team
$1.6B+ AUM, 18+ years across cycles.

Proven at Scale
16,000+ loans funded, $6B+ in fix & flip, bridge and construction loans.

Run the math on your next project before your next draw is due.

info@unitasfunding.com | **(862) 217-6326**

Loans made to business entities only. Business purpose only. Rev. November 2026.