



FIX AND FLIP PROGRAM

SINGLE-FAMILY (1-4 UNITS)

LOAN CRITERIA

Collateral: Non-Owner Occupied 1-4 Family Real Estate; Condos; Townhomes

Term: 12-18 Months

Loan Amount: Starting at \$50k

Minimum Property Value: \$100k

Credit Score: 650 Minimum

LEVERAGE BASED ON EXPERIENCE

	EXPERIENCE IN THE LAST 3 YEARS	MAXIMUM LOAN-TO-COST	MAXIMUM AFTER-REPAIR VALUE
LIGHT REHAB	Completed 0 Flips	Up to 85% of Purchase + 100% of Renovation Costs	Up to 70% of the ARV
	Completed 1-2 Flips	Up to 90% of Purchase + 100% of Renovation Costs	Up to 75% of the ARV
	Completed 3+ Flips	Up to 95% of Purchase + 100% of Renovation Costs	Up to 75% of the ARV
MODERATE REHAB	Completed 0 Flips	Up to 85% of Purchase + 100% of Renovation Costs	Up to 65% of the ARV
	Completed 1-2 Flips	Up to 90% of Purchase + 100% of Renovation Costs	Up to 70% of the ARV
	Completed 3+ Flips	Up to 95% of Purchase + 100% of Renovation Costs	Up to 75% of the ARV
HEAVY REHAB	Completed 0 Flips	Up to 80% of Purchase + 100% of Renovation Costs	Up to 55% of the ARV
	Completed 1-2 Flips	Up to 82.5% of Purchase + 100% of Renovation Costs	Up to 60% of the ARV
	Completed 3-4 Flips	Up to 85% of Purchase + 100% of Renovation Costs	Up to 65% of the ARV
	Completed 5-9 Flips	Up to 85% of Purchase + 100% of Renovation Costs	Up to 67.5% of the ARV
	Completed 10+ Flips	Up to 87.5% of Purchase + 100% of Renovation Costs	Up to 70% of the ARV

Light Rehab: A renovation budget which is 2.5% - 50% of the Initial Value, and does not qualify as Moderate Rehab or Heavy Rehab.

Moderate Rehab: A renovation budget which is 50.01% – 100% of the Initial Value, and does not qualify as Heavy Rehab.

Heavy Rehab: A renovation budget that exceeds 100% of the initial value OR a project that involves more than a 20% expansion of the initial sq ft or at least 750 sq ft OR a project that involves a change in use.

Visit RCNCapital.com \ Email Info@RCNCapital.com \ Call 860.432.5858

©RCN CAPITAL, LLC. 2025 ALL RIGHTS RESERVED. NMLS #1045656. RCN CAPITAL, LLC IS LICENSED IN AZ (LICENSE #: 0932325), CA (LOANS MADE OR ARRANGED BY RCN CAPITAL, LLC PURSUANT TO A CALIFORNIA FINANCE LENDERS LAW LICENSE # 60DBO-46258), MN (MN-MO-1045656), AND OR (ML-5571).

THIS IS NOT AN OFFER TO LEND. ALL OFFERS OF CREDIT ARE SUBJECT TO DUE DILIGENCE, UNDERWRITING AND APPROVAL. NOT ALL BORROWERS WILL QUALIFY AND NOT ALL BORROWERS THAT QUALIFY WILL RECEIVE THE LOWEST RATE OR BEST TERMS. ACTUAL RATES AND TERMS DEPEND ON A VARIETY OF FACTORS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE.



FIX AND FLIP PROGRAM

MULTI-FAMILY (5+ UNITS)

LOAN CRITERIA

Collateral: Multi-Family Apartment Buildings (5+ Units)

Term: 12-18 Months

Loan Amount: Starting at \$250k

Minimum Property Value: \$375k

Credit Score: 650 Minimum

LEVERAGE BASED ON EXPERIENCE

			MAXIMUM LOAN-TO-VALUE	MAXIMUM AFTER-REPAIR VALUE
Experienced Customer (Completed 5+ Flips in the Last 3 Years)	LIGHT REHAB	Purchase	Up to 80% of Purchase Price + 100% of Renovation Costs	Up to 70% of the ARV
		Refinance	Up to 70% of As-Is Value + 100% of Renovation Costs	Up to 65% of the ARV
		Cash-Out	Up to 65% of As-Is Value + 100% of Renovation Costs	Up to 60% of the ARV
	HEAVY REHAB⁺	Purchase	Up to 70% of Purchase Price + 100% of Renovation Costs	Up to 65% of the ARV
		Refinance	Up to 65% of As-Is Value + 100% of Renovation Costs	Up to 60% of the ARV
		Cash-Out	Not Permitted	Not Permitted
New Customer (Completed <3 Flips in the Last 3 Years)	LIGHT REHAB	Purchase	Up to 65% of Purchase Price + 100% of Renovation Costs	Up to 60% of the ARV

⁺Rehab Budget is greater than or equal to 100% of "As Is" Value (for purchase & refinance) or purchase price (if a purchase), involves more than a 20% expansion of the property of at least 750 sq ft, or involves a change of use.

Visit RCNCapital.com \ **Email** Info@RCNCapital.com \ **Call** 860.432.5858

©RCN CAPITAL, LLC. 2025 ALL RIGHTS RESERVED. NMLS #1045656. RCN CAPITAL, LLC IS LICENSED IN AZ (LICENSE #: 0932325), CA (LOANS MADE OR ARRANGED BY RCN CAPITAL, LLC PURSUANT TO A CALIFORNIA FINANCE LENDERS LAW LICENSE # 60DBO-46258), MN (MN-MO-1045656), AND OR (ML-5571).

THIS IS NOT AN OFFER TO LEND. ALL OFFERS OF CREDIT ARE SUBJECT TO DUE DILIGENCE, UNDERWRITING AND APPROVAL. NOT ALL BORROWERS WILL QUALIFY AND NOT ALL BORROWERS THAT QUALIFY WILL RECEIVE THE LOWEST RATE OR BEST TERMS. ACTUAL RATES AND TERMS DEPEND ON A VARIETY OF FACTORS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE.