



# STABILIZED BRIDGE AND RENOVATION FINANCING LOAN PROGRAM MATRIX



## STABILIZED BRIDGE

## FIX AND FLIP

|                     | SINGLE-FAMILY<br>(1-4 Units)                                                          | MULTI-FAMILY<br>(5+ Units)                                                            | SINGLE-FAMILY                                                               | MULTI-FAMILY                                                                          |
|---------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
|                     | LENDING CRITERIA                                                                      |                                                                                       |                                                                             |                                                                                       |
| Loan Term           | 12 Months<br>(Extended Terms Available)                                               | 12 Months<br>(Extended Terms Available)                                               | 12 Months<br>(Extended Terms Available)                                     | 12 Months<br>(Extended Terms Available)                                               |
| Min. Loan Amount    | \$75k                                                                                 | \$250k                                                                                | \$75k                                                                       | \$250k                                                                                |
| Min. Property Value | \$100k<br>(Minimum As-Is Value)                                                       | \$375k<br>(Minimum As-Is Value)                                                       | \$100k<br>(Minimum ARV)                                                     | \$375k<br>(Minimum ARV)                                                               |
| LTV                 | <b>Purchase:</b> The Lesser of Up to 80% of the As-Is Value or up to 80% Loan-to-Cost | <b>Purchase:</b> Up to 75% of the As-Is Value                                         | <b>Purchase:</b> Up to 95% of the Purchase Price + 100% of Renovation Costs | <b>Purchase:</b> Up to 80% of the Purchase Price + 100% of Renovation Costs           |
|                     | <b>Refinance:</b> Up to 70% of the As-Is Value                                        | <b>Refinance:</b> Up to 70% of the As-Is Value                                        | <b>Refinance:</b> Up to 75% of the As-Is Value + 100% of Renovation Costs   | <b>Refinance:</b> Up to 70% of the As-Is Value + 100% of Renovation Costs             |
|                     | <b>Cash-Out:</b> Up to 60% of the As-Is Value                                         | <b>Cash-Out:</b> Up to 65% of the As-Is Value                                         | <b>Cash-Out:</b> Up to 60% of the As-Is Value + 100% of Renovation Costs    | <b>Cash-Out:</b> Up to 65% of the As-Is Value + 100% of Renovation Costs              |
| Minimum FICO        | 650                                                                                   | 650                                                                                   | 650                                                                         | 650                                                                                   |
| Property Types      | Non-Owner Occupied 1-4 Family Real Estate; Condos; Townhomes                          | Non-Owner Occupied Multi-Family Real Estate; 5+ Unit Apartments; Mixed-Use Properties | Non-Owner Occupied 1-4 Family Real Estate; Condos; Townhomes                | Non-Owner Occupied Multi-Family Real Estate; 5+ Unit Apartments; Mixed-Use Properties |
| Pre-Payment Penalty | N/A                                                                                   | N/A                                                                                   | N/A                                                                         | N/A                                                                                   |

**Chyna Jean-Baptiste, Senior Loan Officer**

**Visit** [RCNCapital.com](https://RCNCapital.com) \ **Email** [CJean-Baptiste@RCNCapital.com](mailto:CJean-Baptiste@RCNCapital.com) \ **Direct** 213.328.5876 \ **Cell** 323.243.7830

©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

### LOAN CRITERIA

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

**Term:** 12 Months

**Loan Amount:** Starting at \$75k

**Minimum Property Value:** \$100k

**Credit Score:** 650 Minimum

### LEVERAGE BASED ON EXPERIENCE

|                | EXPERIENCE<br>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 1-4 Flips                | Up to 90% of Purchase + 100% of Renovation Costs   | Up to 75% of the ARV       |
|                | Completed 5+ 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 70% of the ARV       |
|                | Completed 1-4 Flips                | Up to 90% of Purchase + 100% of Renovation Costs   | Up to 72.5% of the ARV     |
|                | Completed 5+ Flips                 | Up to 92.5% of Purchase + 100% of Renovation Costs | Up to 75% of the ARV       |
| HEAVY REHAB    | Completed 0 Flips                  | Up to 70% of Purchase + 100% of Renovation Costs   | Up to 60% of the ARV       |
|                | Completed 1-4 Flips                | Up to 80% of Purchase + 100% of Renovation Costs   | Up to 65% of the ARV       |
|                | Completed 5+ Flips                 | Up to 85% of Purchase + 100% of Renovation Costs   | Up to 70% of the ARV       |

\*Within The Same State As The Subject Property

**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.

**Chyna Jean-Baptiste, Senior Loan Officer**

**Visit** RCNCapital.com \ **Email** CJean-Baptiste@RCNCapital.com \ **Direct** 213.328.5876 \ **Cell** 323.243.7830