

Your first home flip

The financing. The cash.
The room for profit.

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Illustrative scenario and AI-generated property image.
Subject to approval. October 12, 2026.



Your sample first flip



Purchase **\$150,000**

Renovation **\$40,000**

Resale value **\$250,000**

Timeline **6 months**

0 completed flips. Assumed 700 credit score.
Investment property only. You will not live in the home.

All figures are hypothetical. AI-generated renovation photo.

A renovation you can picture

BEFORE



AFTER



A contractor's detailed scope gives your renovation budget a foundation.

AI-generated illustrations of the same room. No actual flip or \$40,000 result is represented.

Financing for your first flip

Published term	Planning treatment
New investors	Zero-flip tier appears in RCN's matrix
Purchase / renovation financing	80% purchase + 100% rehab assumed
Maximum total loan vs. ARV	70% of after-repair value
Rate / term	10.74% assumed / published 12–18 months
Payments / prepayment	Interest on drawn funds / no penalty listed
Occupancy / minimum credit	Investment use / published 650 FICO

**RCN's page also shows 85% for zero-flip light/moderate rehab.
Mike will confirm the applicable tier and written terms before an offer.**

Source: rcncapital.com/loan-programs, reviewed October 12, 2026

How the \$160,000 example loan works

Loan sizing	Amount
80% of \$150,000 purchase	\$120,000
Renovation holdback	\$40,000
Purchase plus renovation financing	\$160,000
70% of \$250,000 ARV ceiling	\$175,000

\$1,074

Monthly interest at \$120,000 drawn

\$1,432

Monthly interest at \$160,000 drawn

Renovation funds remain in a holdback until the lender approves draws.

How much cash would you need?

Cash planning assumption	Amount
Purchase equity (20%)	\$30,000
Origination (2%) + other closing costs	\$6,700
Estimated cash at purchase closing	\$36,700
Interest, carrying costs and contingency	\$17,092
Additional temporary rehab draw cash	\$5,000

\$58,792

Illustrative available-cash target

Actual lender reserves and contractor payments may require more cash.

What could you earn on this flip?

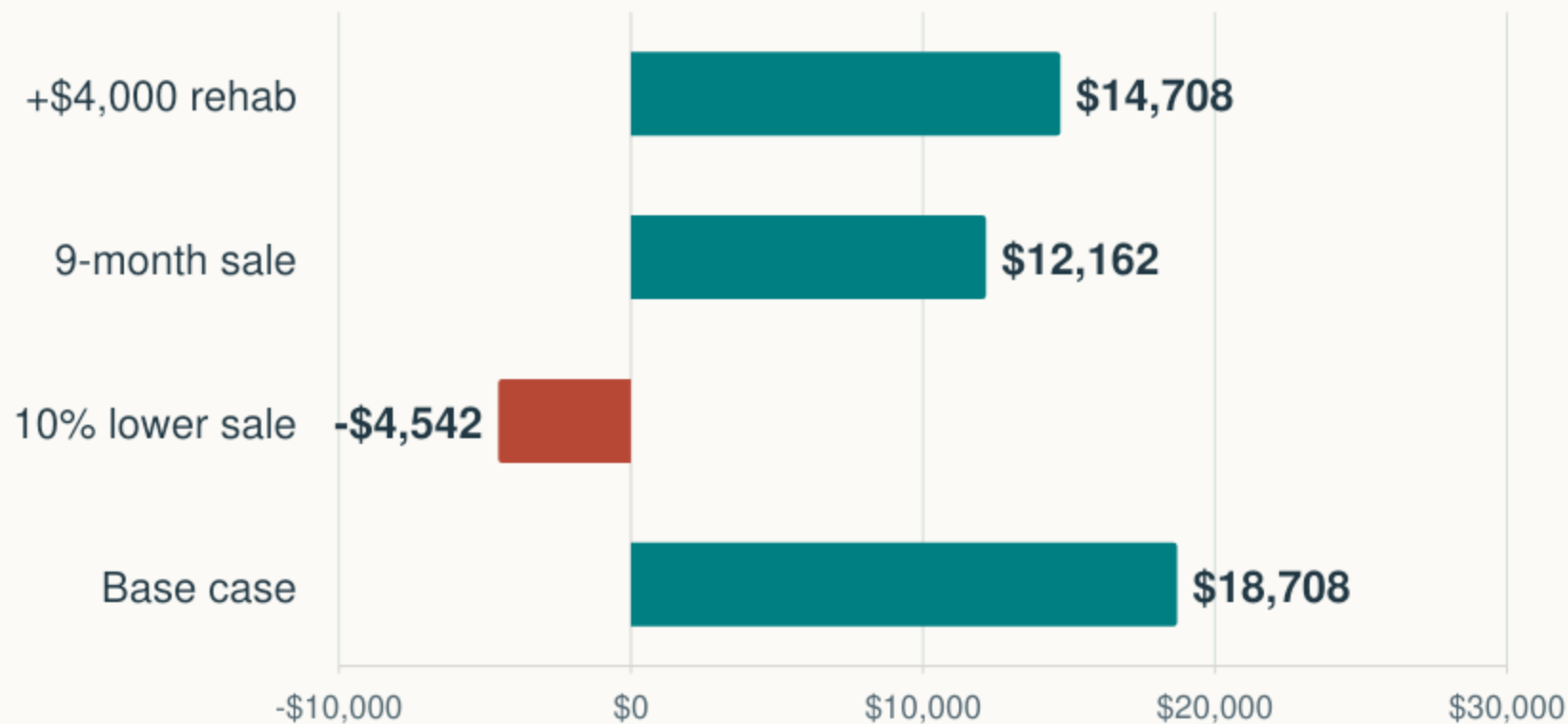
Base case: sale closes in 6 months	Amount
Resale proceeds	\$250,000
Purchase + renovation	\$190,000
Interest at 10.74%	\$8,592
Origination + purchase closing costs	\$6,700
Taxes, insurance, utilities + contingency	\$8,500
Selling expenses (7%)	\$17,500
Total estimated project costs	\$231,292

\$18,708

Projected profit before income taxes

Interest assumes the full loan stays drawn for 6 months. Fees and costs are estimates.

What happens when the plan changes?



\$229,884

Approximate
break-even
resale price

Each scenario changes one assumption. Loan balance stays at \$160,000.

Before you make an offer

Your Realtor

Property address, asking price, condition, sold comps and a realistic resale timeline

You

Credit estimate, available cash, contractor bid and detailed renovation scope

Mike

Loan sizing, cash needs and a written lender quote with fees, reserves and rehab draw terms

**“Send me the address and your renovation budget.
Let’s see whether the numbers leave enough room for you.”**