

RENOVATIONS/TEARDOWNS/REHABILITATIONS

Another viable market for individual owners and real estate developers is the increasing interest in renovations, teardowns and rehabilitations.

From a simple addition to reconfiguration of an existing residence, the renovation market has blossomed in the past decade and represents a significant portion of today's construction business. In some cases, the "renovation" can, in fact, be a "teardown and rebuild", rather than a simple remodeling job. In any case, the ability to secure financing so that the project can be completed in a timely fashion is critical to the project's success.

The rehabilitation of a property that has fallen into disrepair calls for special and particular knowledge before it can proceed. First Connecticut Capital, with years of experience in the "reshaping" of some of Connecticut's fine old residences, can work with you to assess the viability of the project and then help you find ways to execute the financing you need to move forward.

Because First Connecticut Capital recognizes how attractive the rehabilitation of a home can be for either an owner or a developer, we can provide a range of offerings, including:

- Funding to Purchase and Rehabilitate a Property with Loan-to-Value (LTV) Based on Our Appraisal, Not the Purchase Price

- First Mortgages for One- to Three-year Terms

- No Pre-payment Penalties

- Flexible Terms and Rates

- Interest-only Payments

- ...and More

