

What Kind of Financing Do I Need?

A quick reference for real estate investors



Choosing the Best Real Estate Loan For You

A knowledgeable lender can help you choose the right loan - or combination of loans - for your next real estate investment. This quick reference guide provides an overview of three primary investment loan types that you should consider when embarking on your next project.

The Power of Continuity

Most real estate investors will benefit from a partnership with a private lender who offers options for each of these project stages, and who prioritizes long-term relationships with borrowers. This provides certainty of execution and valuable continuity throughout the different phases of the project (such as acquisition, construction, renovation and stabilization).

Encore Finance offers multiple lending options to finance every stage of your project, from inception through long-term stabilization. **Reach out today** to learn more about how we can help you execute your next project and build your real estate business.

Bridge Loans

Who are they for: Investors involved who need access to quick cash to capitalize on an emergent opportunity.

Advantages: Fast closing, delivery, and interest only payments.

Considerations: Bridge loans generally come with higher interest rates.

Construction Loans

Who are they for: Developers and investors looking to build new properties or perform extensive renovations to existing ones.

Advantages: Construction loans can be customized and structured to fit the specific needs and stages of a construction project.

Considerations: Lenders will carefully scrutinize your plans, so ensure you have a detailed, well-thought-out budget.

Rental Loans

Who are they for: Investors seeking long-term income from rental properties.

Advantages: Rental loans offer lower interest rates and longer time horizons. They are also useful for refinancing an existing loan (especially a short term loan) on better terms.

Considerations: Only appropriate for stabilized, cash-flowing properties.