



A Direct Nationwide Commercial Real Estate Bridge Lender

Lending Parameters

- **Loan Size:** \$2 million - \$100 million
- **Property Type:** All Types Considered
- **Term:** 6 months to 3 years
- **Loan to Value:** Up to 80%
- **Amortization:** Interest Only
- **Guaranty:** Flexible
- **Geography:** Tier 1 to Tier 3 Markets Nationwide
- **Interest Rate:** 7.0% to 11.0%
- **Origination Fee:** 2.0%
- **Extension Fee:** 0.25% to 1.0%
- **Borrowing Entity:** Special Purpose Entity
- **Security:** First Lien Position

Lending Scenarios

- **Time of the Essence (2 - 3 Week Close - or Faster)**
- **Special Situations**
- **Financing of Discounted Payoff (DPO), Up to 100% Loan to Cost**
- **Note Financing**
- **Transitional assets; bridge to stabilization with CapEx & TI/LC Reserves**
- **Bridge to Fannie / Freddie / FHA**
- **Distressed or Transitional Borrowers (Credit or Liquidity Issues, Bankruptcy/DIP, Litigation, Judgements, etc...)**
- **Partnership Buyouts / Restructurings**
- **Opportunistic Acquisitions Requiring Speed and Certainty of Execution**
- **Construction Completion / Capex**
- **Senior Stretch Financing**
- **Foreign Nationals**

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