

LAND PROGRAM



About BridgeInvest

BridgeInvest is a leading provider of **short-term, senior-position** CRE bridge loans targeting **opportunistic and value-add transactions in the Southeast US and TX**. The firm's land program offers borrowers flexible, non-recourse financing for **prime land acquisitions** in urban, in-fill locations with **clear development potential**.

Land Lending Parameters:

| | |
|------------------------|--|
| Loan Amount: | \$3 – \$25 million |
| Loan Term: | 12 – 24 months + Extensions |
| Amortization: | Interest Only |
| Security: | First Mortgage Lien or Deed of Trust |
| Loan-to-Value: | Up to 55% of As-Is Value |
| Loan-to-Cost: | Up to 55% |
| Interest Rate: | 6.99% – 9.99% + LIBOR |
| Origination/Exit Fees: | 2 – 3% |
| Minimum Yield: | 6 – 12 months |
| Recourse: | Non-Recourse Available |
| Borrower/Guarantor: | No min. liquidity req'd, asset-based loans only |
| Location: | Infill & Developed Suburbs Only |
| Loan Types: | Predevelopment to Construction, Acquisition, Refinance, Cash-Out, Loan Purchase & Ground Lease |
| Geographical Focus: | Southeast U.S. & TX - primary and secondary markets |

FOR MORE INFORMATION, PLEASE CONTACT:

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REPRESENTATIVE TRANSACTIONS

\$11,000,000



Mixed-Use Land

Refinance & Predevelopment Loan
San Antonio, TX

\$8,000,000



Multifamily Land

Refinance Loan
Miami, FL

\$6,000,000



Condominium Land

Acquisition & Predevelopment Loan
Atlanta, GA

\$12,450,000



Mixed-Use Land

Refinance Loan
West Palm Beach, FL

\$9,000,000



Industrial Land

Refinance Loan
Miami, FL

\$36,500,000



Mixed-Use Portfolio

Refinance Loan
Boca Raton, FL

\$9,250,000



Mixed-Use Portfolio

Acquisition Loan
Delray Beach, FL

\$8,000,000



Industrial Land

Acquisition Loan
Miami, FL

\$19,000,000



Condominium Land

Acquisition Loan
Miami, FL

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