

SMALL BALANCE PROGRAM



About BridgeInvest

BridgeInvest is a leading provider of **short-term, senior-position** bridge loans targeting **opportunistic and value-add transactions in the Southeast US and TX**. The firm's **small balance** program is focused on closing loans secured by **commercial and investment-purpose residential properties with a focus on multifamily assets**.

Lending Parameters:

Loan Amount:	\$1 MM - \$3 MM (As low as \$500K for Residential)
Loan Term:	12 - 24 months
Amortization:	Interest Only
Security:	First Mortgage Lien or Deed of Trust
Loan-to-Value:	Up to 65% (Up to 70% for Residential)
Loan-to-Cost:	Up to 70% (Up to 75% for Residential)
Interest Rate:	7.99% - 9.99%
Origination/Exit Fees:	2-3%
Minimum Yield:	6 months
Recourse:	Full Recourse Non-Recourse Available w/ 10% Reduction in LTV
Asset Types:	All Commercial Asset Types Multifamily Preferred
Loan Types:	Purchase, Value-Add, Fix & Flip, Refinance and Cash-Out
Geographical Focus:	Southeast U.S. & TX – primary and secondary markets

FOR MORE INFORMATION, PLEASE CONTACT:

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REPRESENTATIVE TRANSACTIONS

\$2,275,000



Multifamily
Value Add
Houston, TX

\$1,400,000



Office
Value Add
Atlanta, GA

\$2,200,000



Flex Office
Refinance
Dallas, TX

\$2,000,000



Condominium Portfolio
Acquisition
Miami, FL

\$1,100,000



Single Family
Fix & Flip
Miami Beach, FL

\$1,300,000



Multifamily
Value Add
Houston, TX

\$1,000,000



Office
Acquisition
Tampa, FL

\$1,500,000



Condominium
Cash-Out
Sunny Isles, FL

\$1,350,000



Single Family
Purchase
Golden Beach, FL

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