

SPECIALTY BRIDGE 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 specializes in deals with **limited or no cash-flow, customized terms** and **short execution windows**.

Lending Parameters:

Loan Amount:	\$3 – \$50 million
Loan Term:	6 – 24 months + Extensions
Amortization:	Interest Only
Security:	First Mortgage Lien or Deed of Trust
Loan-to-Value:	Up to 70% of Stabilized Value
Loan-to-Cost:	Up to 75%
Interest Rate:	5.50% - 7.99% + LIBOR
Origination/Exit Fees:	1 – 2%
Minimum Yield:	6 – 12 months
DSCR:	Not Required
Recourse:	Non-Recourse Available
Borrower/Guarantor:	No min. liquidity req'd, asset-based loans only
Asset Types:	All major asset types (including land)
Loan Types:	Quick closing, construction, rehab, repositioning, value-add, pre-development, loan purchases
Geographical Focus:	Southeast U.S. & TX - primary and secondary markets



FOR MORE INFORMATION, PLEASE CONTACT:

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REPRESENTATIVE TRANSACTIONS

\$29,500,000



Condominium Redevelopment
Acquisition Loan
Miami, FL

\$2,200,000



Multi-Family
Acquisition & Rehab Loan
Houston, TX

\$16,000,000



Hotel
Construction Loan
Miami, FL

\$14,500,000



Retail
Acquisition & Rehab Loan
Atlanta, GA

\$9,000,000



Industrial Land
Refinance Loan
Miami, FL

\$36,500,000



Mixed-Use Portfolio
Refinance Loan
Boca Raton, FL

\$3,600,000



Mobile Home Park
Refinance Loan
Dania Beach, FL

\$8,000,000



Industrial Land
Acquisition Loan
Miami, FL

\$19,000,000



Condominium Land
Acquisition Loan
Miami, FL

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