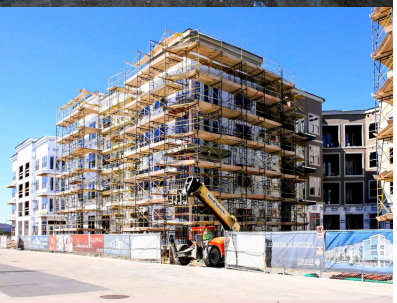
CONSTRUCTION PROGRAM

BRIDGE INVEST

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 **construction lending program** is focused on providing fast, reliable **ground-up construction** loans across all asset types.



Lending Parameters:

Loan Amount:	$5 – $50 million
Loan Term:	24 months + Extensions
Amortization:	Interest Only
Security:	First Mortgage Lien or Deed of Trust
Loan-to-Value:	Up to 65% of Stabilized Value
Loan-to-Cost:	Up to 75%
Interest Rate:	5.99% – 7.99% + LIBOR
Origination/Exit Fees:	1 – 2%
Recourse:	Non-Recourse Available
Borrower/Guarantor:	No min. liquidity req'd, asset-based loans only
Asset Types:	All major asset types
Geographical Focus:	Southeast & Midwest U.S. incl. TX - primary and secondary markets
Closing Timeline:	30 days

FOR MORE INFORMATION, PLEASE CONTACT:

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REPRESENTATIVE TRANSACTIONS

BRIDGE INVEST

$24,250,000

Multifamily
Ground-up Construction
Miami, FL

$40,000,000

Mixed-Use
Historic Renovation
Charlotte, NC

$25,000,000

Hotel
Construction Completion
Miami Beach, FL

$21,500,000

Hotel
Ground-up Construction
Orlando, FL

$36,000,000

Mixed-Use
Ground-up Construction
Aventura, FL

$11,500,000

Ultra-Luxury SFH
Acquisition & Construction
Orlando, FL

$7,975,000

Ultra-Luxury SFH
Construction Completion
Delray Beach, FL

$16,000,000

Hotel
Ground-up Construction
Doral, FL

$14,500,000

Retail
Renovation & Construction
Atlanta, GA

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