

# CONSTRUCTION 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 & Central US**. The firm's **construction lending program** is focused on providing fast, reliable **ground-up construction** loans across all asset types.

## Lending Parameters:

<b>Loan Amount:</b>	\$5 – \$100 million
<b>Loan Term:</b>	24 months + Extensions
<b>Amortization:</b>	Interest Only
<b>Security:</b>	First Mortgage Lien or Deed of Trust
<b>Loan-to-Value:</b>	Up to 65% of Stabilized Value
<b>Loan-to-Cost:</b>	Up to 75%
<b>Interest Rate:</b>	5.99% – 7.99% + LIBOR
<b>Origination/Exit Fees:</b>	1 – 2%
<b>Recourse:</b>	Non-Recourse Available
<b>Borrower/Guarantor:</b>	No min. liquidity req'd, asset-based loans only
<b>Asset Types:</b>	All major asset types
<b>Geographical Focus:</b>	Southeast & Central U.S. - primary and secondary markets
<b>Closing Timeline:</b>	30 days

## FOR MORE INFORMATION, PLEASE CONTACT:

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# REPRESENTATIVE TRANSACTIONS

\$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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