

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 & Central US**. 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 – \$100 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 & Central U.S. - primary and secondary markets

FOR MORE INFORMATION, PLEASE CONTACT:

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REPRESENTATIVE TRANSACTIONS

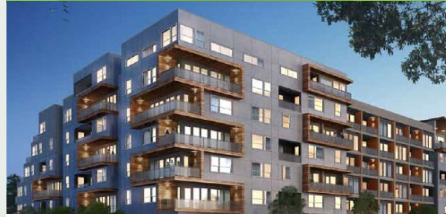
\$11,000,000



Mixed-Use Land

Refinance & Predevelopment
San Antonio, TX

\$6,000,000



Condominium Land

Acquisition & Predevelopment
Atlanta, GA

\$33,000,000



Condominium Land

Refinance & Predevelopment
Miami, FL

\$12,450,000



Mixed-Use Land

Refinance
West Palm Beach, FL

\$8,000,000



Multifamily Land

Refinance
Miami, FL

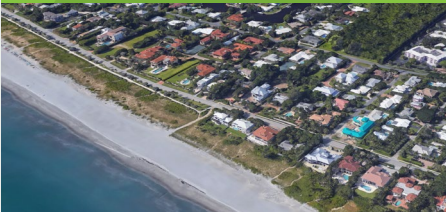
\$36,500,000



Mixed-Use Portfolio

Refinance
Boca Raton, FL

\$11,237,500



Mixed-Use Portfolio

Acquisition
Delray Beach, FL

\$8,000,000



Industrial Land

Acquisition
Miami, FL

\$19,000,000



Condominium Land

Acquisition
Miami, FL

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