

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 & Central US**. The firm specializes in deals with **limited or no cash-flow, customized terms** and **short execution windows**.

Lending Parameters:

Loan Amount:	\$5 – \$50 million
Loan Term:	12 – 36 months
Amortization:	Interest Only
Security:	First Mortgage Lien or Deed of Trust
Loan-to-Value:	Up to 70%
Loan-to-Cost:	Up to 75%
Interest Rate:	LIBOR + 7.99% - 10.99%
Origination/Exit Fees:	1 – 2%
Minimum Yield:	6 – 12 months
DSCR:	Not Required
Recourse:	Non-Recourse Available
Borrower/Guarantor:	No min. liquidity required Asset-based loans only
Asset Types:	All major asset types, including land
Loan Types:	Quick closing, new construction, rehabilitation, repositioning, value-add, pre-development, loan purchases
Geographical Focus:	Southeast & Central U.S. Primary and secondary markets



FOR MORE INFORMATION, PLEASE CONTACT:

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REPRESENTATIVE TRANSACTIONS

\$40,000,000



Mixed-Use
Historic Renovation
Charlotte, NC

\$11,000,000



Mixed-Use
Refinance & Predevelopment
San Antonio, TX

\$28,000,000



Mixed-Use
Refinance & Improvement
Miami, FL

\$33,000,000



Condominium Land
Refinance & Predevelopment
Miami, FL

\$14,000,000



Multi-Family
Refinance & Renovation
Houston, TX

\$29,500,000



Condominium Redevelopment
Acquisition
Miami, FL

\$7,000,000



Multi-Family
Refinance & Rehabilitation
Kissimmee, FL

\$36,500,000



Mixed-Use Portfolio
Refinance
Boca Raton, FL

\$6,000,000



Condominium Land
Acquisition & Predevelopment
Atlanta, GA

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