

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:

Loan Amount:	\$10 – \$50 million
Loan Term:	24 – 48 months
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:	LIBOR + 8.99% – 10.99%
Origination/Exit Fees:	1 – 2%
Recourse:	Non-Recourse Available
Borrower/Guarantor:	No min. liquidity required Asset-based loans only
Asset Types:	All major asset types
Geographical Focus:	Southeast & Central U.S. Primary and secondary markets
Closing Timeline:	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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