

## 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:

<b>Loan Amount:</b>	\$5 – \$50 million
<b>Loan Term:</b>	12 – 36 months
<b>Amortization:</b>	Interest Only
<b>Security:</b>	First Mortgage Lien or Deed of Trust
<b>Loan-to-Value:</b>	Up to 55% of As-Is Value
<b>Loan-to-Cost:</b>	Up to 55%
<b>Interest Rate:</b>	LIBOR + 7.99% – 10.99%
<b>Origination/Exit Fees:</b>	2 – 3%
<b>Minimum Yield:</b>	6 – 12 months
<b>Recourse:</b>	Non-Recourse Available
<b>Borrower/Guarantor:</b>	No min. liquidity required Asset-based loans only
<b>Location:</b>	Infill & Developed Suburbs Only
<b>Loan Types:</b>	Predevelopment to Construction, Acquisition, Refinance, Cash-Out, Loan Purchase & Ground Lease
<b>Geographical Focus:</b>	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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