

LAND PROGRAM



About BridgeInvest

BridgeInvest is a balance sheet lender focused on providing **short-term, senior-position commercial real estate bridge loans** targeting opportunistic and value-add transactions across the Continental U.S. BridgeInvest has **financed over \$1.25 billion in deals** with limited or no cash flow, customized terms and short execution windows. 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:	\$5 – \$50 million
Interest Rate:	SOFR + 7.00% – 8.00%
Loan Term:	12 – 24 months, including extensions
Amortization:	Interest Only
Security:	First Mortgage Lien or Deed of Trust
Loan-to-Value:	Up to 60%
Loan-to-Cost:	Up to 60%
Origination/Exit Fees:	2 – 3%
Recourse:	Non-recourse
Sponsorship:	Flexible, No BK/foreclosures in the past 5 years
Guarantor:	No min. liquidity required Asset-based loans only
Location:	Infill & developed suburbs only
Loan Types:	Predevelopment to construction, acquisition, refinance, cash-out, loan purchase & ground lease
Geographical Focus:	Continental U.S. Primary, secondary and tertiary markets



FOR MORE INFORMATION, PLEASE CONTACT:

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REPRESENTATIVE TRANSACTIONS

\$35,000,000



Mixed-Use Land

Refinance & Pre-Development
North Miami Beach, FL

\$14,250,000



Industrial Land

Refinance
Woodbridge, NJ

\$5,400,000



Multifamily Land

Acquisition & Remediation
Philadelphia, PA

\$33,000,000



Condominium Land

Refinance & Pre-Development
Miami, FL

\$43,000,000



Mixed-Use Land

Refinance & Pre-Development
Atlanta, GA

\$6,000,000



Residential Land

Acquisition
Charlotte, NC

\$10,750,000



Mixed-Use Land

Pre-Development & Cash-Out
Orlando, FL

\$8,500,000



Residential Land

Acquisition
Raleigh, NC & Nashville, TN

\$4,000,000



ALF & Residential Land

Refinance & Pre-Development
Dallas, TX

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