

SPECIALTY BRIDGE 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.

Lending Parameters:

Loan Amount:	\$5 – \$100 million
Interest Rate:	SOFR + 6.00% – 8.00%
Loan Term:	12 – 48 months, including extensions
Amortization:	Interest Only
Security:	First Mortgage Lien or Deed of Trust
Loan-to-Value:	Up to 75%
Loan-to-Cost:	Up to 80%
Origination/Exit Fees:	1 – 2%
Recourse:	Non-recourse
DSCR:	Not required
Sponsorship:	Flexible, No BK/foreclosures in the past 5 years
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:	Continental U.S. Primary, secondary and tertiary markets



FOR MORE INFORMATION, PLEASE CONTACT:

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REPRESENTATIVE TRANSACTIONS

\$40,000,000



Mixed-Use
Historic Renovation
Charlotte, NC

\$11,250,000



Vacation Rental
Acquisition
Orlando, FL

\$28,000,000



Mixed-Use
Refinance & Improvement
Miami, FL

\$33,000,000



Condominium Land
Refinance & Predevelopment
Miami, FL

\$12,325,000



Retail
Refinance & Improvement
Coppell, TX

\$35,000,000



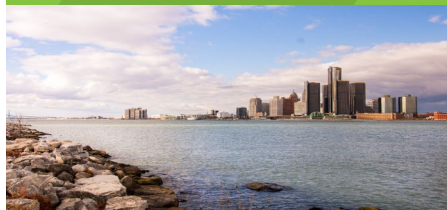
Office
Acquisition & Rehabilitation
New York, NY

\$23,800,000



Retail
Acquisition
Philadelphia PA

\$22,900,000



Multifamily Value-Add
Refinance & Renovation
Detroit, MI

\$75,000,000



Mixed-Use
Redevelopment
Atlanta, GA

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