

# TRADITIONAL BRIDGE LENDING 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 **Traditional Bridge lending program** is focused on providing fast, reliable **Bridge Loans on cash flowing or near cash flowing assets**.



## Lending Parameters:

<b>Loan Amount:</b>	\$5 – \$30 million
<b>Interest Rate:</b>	SOFR + 4.00% – 5.50%
<b>Loan Term:</b>	3+1+1
<b>Amortization:</b>	Interest Only
<b>Security:</b>	First Mortgage Lien or Deed of Trust
<b>Loan-to-Value:</b>	Up to 75%
<b>Loan-to-Cost:</b>	Up to 80%
<b>Origination/Exit Fees:</b>	1 – 2%
<b>Recourse:</b>	Non-recourse
<b>Sponsorship:</b>	Proven track record, 100% Net Worth/10% Liquidity
<b>Asset Types:</b>	Preference for Multifamily, Student Housing, Industrial, Self-Storage, Retail, Bulk Condo
<b>Closing Timeline:</b>	30 – 60 Days
<b>Geographical Focus:</b>	Continental U.S. Primary and secondary markets

## FOR MORE INFORMATION, PLEASE CONTACT:

**Jon Gitman**

Jon@BridgeInvest.com  
305-749-9887, Ext. 3

**Trent Brown**

Trent.Brown@BridgeInvest.com  
305-749-9887, Ext. 27

**Andrew Wong**

Andrew@BridgeInvest.com  
305-749-9887, Ext. 7

**Alec Raich**

Alec@BridgeInvest.com  
305-749-9887, Ext. 20

**Jake Gabay**

Jake@BridgeInvest.com  
305-749-9887, Ext. 15

**Shayne Burgess**

Shayne@BridgeInvest.com  
305-749-9887, Ext. 19

