

CONSTRUCTION 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 **construction lending program** is focused on providing fast, reliable **ground-up construction** loans across all asset types.

Lending Parameters:

Loan Amount:	\$10 – \$100 million
Interest Rate:	SOFR + 6.00% – 7.50%
Loan Term:	24 – 48 months, including extensions
Amortization:	Interest Only
Security:	First Mortgage Lien or Deed of Trust
Loan-to-Value:	Up to 70%
Loan-to-Cost:	Up to 80%
Origination/Exit Fees:	1 – 2%
Recourse:	Non-recourse
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
Closing Timeline:	30 – 45 days
Geographical Focus:	Continental U.S. Primary, secondary and tertiary markets



FOR MORE INFORMATION, PLEASE CONTACT:

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REPRESENTATIVE TRANSACTIONS

\$75,000,000



Mixed-Use
Redevelopment
Atlanta, GA

\$35,000,000



Hotel
Ground-Up Construction
Miami, FL

\$63,500,000



Mixed-Use
Ground-Up Construction
Aventura, FL

\$8,100,000



Self-Storage
Acquisition & Conversion
Port Charlotte, FL

\$10,950,000



Mixed-Use
Ground-Up Construction
Atlanta, GA

\$55,000,000



Multifamily
Ground-Up Construction
Allen, TX

\$12,025,000



Self-Storage & Retail
Conversion & Ground-Up Construction
Cinnaminson, NJ

\$36,000,000



Mixed-Use
Ground-Up Construction
Aventura, FL

\$9,445,800



Ultra-Luxury Condo
Refinance & Buildout
Miami, FL

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