

TRANSITIONAL 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 **Transitional Bridge lending program** is focused on providing fast, reliable **Bridge Loans on cash flowing or near cash flowing assets**.

Lending Parameters:

Loan Amount:	\$5 – \$30 million
Interest Rate:	SOFR + 4.00% – 5.50%
Loan Term:	3+1+1
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
Sponsorship:	Proven track record, 100% Net Worth/10% Liquidity
Asset Types:	Preference for Multifamily, Student Housing, Industrial, Self-Storage, Retail, Bulk Condo
Closing Timeline:	30 – 60 Days
Geographical Focus:	Continental U.S. Primary and secondary markets



FOR MORE INFORMATION, PLEASE CONTACT:

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