

# 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:

<b>Loan Amount:</b>	\$10 – \$100 million
<b>Interest Rate:</b>	SOFR + 5.00% – 8.00%
<b>Loan Term:</b>	12 – 48 months, including extensions
<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>DSCR:</b>	Not required
<b>Sponsorship:</b>	Flexible, No BK/foreclosures in the past 5 years
<b>Guarantor:</b>	No min. liquidity required Asset-based loans only
<b>Asset Types:</b>	All major asset types, including land
<b>Loan Types:</b>	Quick closing, new construction, rehabilitation, repositioning, value-add, pre-development, loan purchases
<b>Geographical Focus:</b>	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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