

# 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:

<b>Loan Amount:</b>	\$10 – \$100 million
<b>Interest Rate:</b>	Starting at SOFR + 5.00%
<b>Loan Term:</b>	24 – 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 70%
<b>Loan-to-Cost:</b>	Up to 80%
<b>Origination/Exit Fees:</b>	1 – 2%
<b>Recourse:</b>	Non-recourse
<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
<b>Closing Timeline:</b>	30 – 45 days
<b>Geographical Focus:</b>	Continental U.S. Primary, secondary and tertiary markets



## FOR MORE INFORMATION, PLEASE CONTACT:

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