

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:

Loan Amount:	\$10 – \$100 million
Interest Rate:	Starting at SOFR + 5.00%
Loan Term:	12 – 48 months, including extensions
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
DSCR:	Not required
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, including land
Loan Types:	Quick closing, new construction, rehabilitation, repositioning, value-add, pre-development, loan purchases
Geographical Focus:	Continental U.S. Primary, secondary and tertiary markets



FOR MORE INFORMATION, PLEASE CONTACT:

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