

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: | \$10 – \$50 million |
| Interest Rate: | Starting at SOFR + 4.00% |
| 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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