



## BRIDGECAPITAL

### Firm Overview

We represent a national direct real estate lender and equity investor focused on time-sensitive transactions. The firm specializes in small to medium-balance debt opportunities (\$1mm-\$15mm) and select joint venture equity participations.

### Typical Deal Terms

- Loan Size: \$1.0- \$15.0 million
- Maturity: Up to 3 years
- Amortization: Typically interest only
- Security: 1st mortgage lien
- LTV: Up to 70%
- Interest Rate: 8.0% - 12.0% points:  
2.0% - 6.0% (net funded)
- Lockout :3-12 months
- Multifamily, Retail, Office, Mixed-Use, Senior Housing, Lodging, Manufactured Housing, Industrial/Flex, Specialty.

### Funding Uses

- Discounted note pay-offs
- Property acquisitions
- Note acquisitions
- Recapitalizations
- Rehabilitation/Redevelopment
- Lease-up/stabilization
- Other uses depending on borrower's specific needs

### Recent Deal Closings

<b>Multifamily</b> Kentucky  \$2,200,000 Senior Bridge Loan  <i>Purchase</i>	<b>Retail</b> Michigan  \$2,600,000 Senior Bridge Loan  <i>Refinance</i>	<b>Multifamily</b> Texas  \$6,000,000 Senior Bridge Loan  <i>Auction Purchase</i>	<b>Hospitality</b> New Jersey  \$2,100,000 Senior Bridge Loan  <i>Note Financing</i>
---	---	--	---

### To submit a new deal. Please email the following:

- Written summary of transaction and loan request
- Color photos
- Sources & uses of capital
- Historical and projected financials, and a rent roll

### CONTACT US

[paul@b2bloansfast.com](mailto:paul@b2bloansfast.com)

or

(734) 365-6878