

## BRIDGE LOANS

For existing “value added” real estate owned by experienced sponsors. Ideal for the acquisition or rehabilitation of transitional assets with upside potential.

*(Note: Lending guidelines will vary by property)*

<b>Property Types:</b>	Anchored retail, industrial (multi-tenant), office (multi-tenant) & multi-family.
<b>Loan Amounts:</b>	\$4.0 million - \$35 million
<b>Maximum Loan-to-Cost:</b>	Up to 90%
<b>Loan Terms:</b>	12-48 months
<b>Amortizations:</b>	Interest only available
<b>Interest Rates:</b>	Floating over LIBOR.
<b>Minimum Debt Service Coverage:</b>	Can be below 1.0x with adequate interest reserves
<b>Loan-to-Value:</b>	Typically, 75% of stabilized value, but can go up to 80% depending on deal.
<b>Recourse:</b>	Non-Recourse with standard lender carve-outs.
<b>Pre-Payment:</b>	1 yr. lockout, open thereafter subject to negotiated exit fees.
<b>Lender Fees:</b>	1-2% - Determined at time of quote.
<b>Origination Fee:</b>	1%
<b>Third Party Reports:</b>	MAI Appraisal, Phase 1 Environmental and Property Physical Condition/Structural Report required on all transactions
<b>Escrows/Reserves:</b>	Required for taxes & insurance. Loans typically, structured with holdbacks for funding of all renovation and/or construction costs, tenant improvements, leasing commissions, and interest carry until stabilization, with monthly draws as costs are incurred.
<b>Transaction Costs:</b>	Borrower responsible for all third party reports, legal, and standard closing costs such as title & insurance.
<b>Other:</b>	Funding available on a case-by-case basis and subject to property, location & sponsor's turnaround plan.

**To discuss your next transaction or should have any questions, contact Ted Sidel at 617-292-7177 or email at [tsidel@eaglebridgecapital.com](mailto:tsidel@eaglebridgecapital.com)**

