



VALUE-ADD & TRANSITIONAL

Multi-Family & Mixed-Use Bridge

Flexible interim financing for acquisition, stabilization, and repositioning of multifamily and mixed-use assets.

STARTING RATE

10.00%

TERM LENGTH

12-24 Months

LOAN SIZE

\$500K - \$3M

Up to \$10,000,000 on exception basis for experienced sponsors.

MAX LEVERAGE (LTV)

Up to 75% LTV

75% Purchase / 70% Refinance / 65% Cash-Out.

LEVERAGE TIERS

70-75% LTC

75% Purchase/Light Rehab vs. 70% Heavy Value-Add Rehab.

FICO / RECOURSE

680+ Median

700+ FICO required for non-recourse options (Bad Boy Carve-outs).

INTEREST RESERVE

Deal Specific

Generally required for heavy value-add or pre-stabilized assets.

CLOSING SPEED

30-45 Days

Efficient processing to meet time-sensitive acquisition deadlines.

✓ Ideal Borrower Profile

- ✓ Investors repositioning underperforming assets
- ✓ Time-sensitive 1031 exchange acquisitions
- ✓ Properties needing CapEx/tenant stabilization
- ✓ Borrowers seeking non-recourse options

Quote Requirements

- Property Address
- Rent Roll
- T-12 Operating Stmt
- CapEx Budget
- PFS / SREO
- Exit Strategy

Underwriting Focus

Our analysis focuses on the "story" of the deal and the path to stabilization. We prioritize:

- ✓ **Debt Yield Path**
Clear path to stabilized Debt Yield > 9-10% upon project completion.
- ✓ **Sponsor Experience**
Demonstrated track record with similar asset types and renovation scopes.
- ✓ **Market Fundamentals**
Vacancy rates and rent comparables in the immediate submarket.
- ✓ **Exit Viability**
Realistic refinance sizing or sale price relative to total cost basis.