

BRIDGE LOAN

Commercial

PROGRAM DETAILS

Overview

STARTING
8.50%

The Commercial Bridge Loan is a short-term loan used to purchase or refinance properties until permanent financing is secured. This type of financing allows the investor or owner-user to stabilize, lease up, rehab or complete other obligations required for long-term permanent financing. Bridge loans are interest only for 1 to 3 years, with **no prepayment penalty** in most cases. These Bridge Loans use existing market value for purchases and refinances. **Will consider 1st or 2nd Lien position**

Ownership:

Properties must be held in an LLC, partnership, trust, or other corporate structure. In most cases, properties cannot be held in an individual's name, solely or jointly.

Reserves:

Varies based-upon LTV, property type, and location

Loan Processing Fee:

between \$500 - \$3,000

Appraisal & Closing Estimate:

Borrower pays 3rd party Appraisal and closing cost

Property Type:

Multifamily, Medical Office, Retail, Industrial, SFR, Other Commercial

Loan Amount

\$100k - 40M+

Purpose:

Purchase or Refinance

Term:

1 - 3 Year I/O

Doc Type:

Lite Doc

Origination Fee:

2% - 5%

Max LTV:

75.00%

Recourse:

Non-Recourse

DSCR:

>1.00x

Min Credit Score:

500+