

# SMALL BALANCE PROGRAM



## About BridgeInvest

BridgeInvest is a leading provider of **short-term, senior-position** bridge loans targeting **opportunistic and value-add transactions in the Southeast US and TX**. The firm's **small balance residential** program is focused on closing loans secured by **single family, multifamily and condominium** investment properties.

## Lending Parameters:

<b>Loan Amount:</b>	\$500,000 - \$2,000,000
<b>Loan Term:</b>	12 - 36 months
<b>Amortization:</b>	Interest Only
<b>Security:</b>	First Mortgage Lien
<b>Loan-to-Value:</b>	Up to 70%
<b>Loan-to-Cost:</b>	Up to 75%
<b>Interest Rate:</b>	7.99% - 8.99%
<b>Origination/Exit Fees:</b>	1 - 2%
<b>Minimum Yield:</b>	6 months
<b>Recourse:</b>	Full Recourse
<b>Asset Types:</b>	Investment properties only: Single Family, Townhome, Condo and Multifamily
<b>Loan Types:</b>	Purchase, Fix & Flip, Refinance, Value-Add and Cash-Out
<b>Geographical Focus:</b>	Southeast U.S. & TX



## FOR MORE INFORMATION, PLEASE CONTACT:

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# REPRESENTATIVE TRANSACTIONS

\$1,350,000



**Single Family**  
Purchase  
Golden Beach, FL

\$1,100,000



**Single Family**  
Fix & Flip  
Miami Beach, FL

\$742,500



**Multifamily**  
Purchase & Rehab  
Houston, TX

\$1,300,000



**Multifamily**  
Purchase & Rehab  
Houston, TX

\$674,000



**Condominium**  
Refinance  
Miami, FL

\$1,500,000



**Single Family**  
Construction  
Coral Gables, FL

\$500,000



**Single Family**  
Construction  
South Miami, FL

\$1,666,000



**Multifamily**  
Note Purchase  
Fort Lauderdale, FL

\$1,500,000



**Condominium**  
Cash-Out  
Sunny Isles, FL

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