

Nationwide Bridge Lending Program

Representative Terms

Loan Amount	\$20,000,000 to \$100,000,000+
Loan Term	Up to 36 months; extensions negotiable
Eligible Properties	Multifamily, industrial, office, R&D flex, self-storage, and other asset classes considered on a case-by-case basis.
Target Markets	Nationwide
Security	First Mortgage Lien
LTC/LTV	Up to 80% Loan-to-Cost and up to 75% of Stabilized Value
Interest Rate	Floating Rate over 30-day term SOFR index plus a competitive market spread (starting at SOFR + 4.25% for Multifamily and 5.50% for other asset classes)
Amortization	Interest Only
DSCR / DY Requirement	Determined on a deal-by-deal basis
Origination Fee	1% to 2% of the Loan Amount
Exit Fee	Typically 1% of the Loan Amount
Prepayment	Freely prepayable with a minimum interest requirement but no lockout period.
Escrows/Reserves	Escrows for taxes, insurance and replacement reserves required. Interest and operating reserves may be required.
Earnouts	Available on a deal-by-deal basis
Expense Deposit	Expense deposit adequate to cover third-party reports, legal expense and other customary costs.
Recourse	Typically non-recourse with standard carve-outs. Partial recourse and/or operating deficit and completion guaranty may be required.