

## Bridge Lending



### Product Eligibility

<b>Description</b>	Nationwide bridge lending platform for transitional, value-add and event driven commercial and multifamily properties. Note financing available.
<b>Loan Amount</b>	\$2 - \$35MM, larger on a case-by-case basis. Portfolios up to \$100MM
<b>Loan Term</b>	Up to 5 years, inclusive of extensions
<b>Asset Types</b>	Core: multifamily, office, retail, industrial, mixed-use. Non-core: self-storage, student housing, hospitality, residential and commercial condo, and specialty use.
<b>Advances</b>	Up to 80%, Structured solutions including higher leverage senior stretch on case-by-case basis
<b>Interest Rate</b>	Generally 300 bps to 500 bps over LIBOR.
<b>Rate Type</b>	Floating rate, Fixed rate Hybrid fixed/floating rate
<b>DSCR Requirement</b>	None. Partial or non-cash flowing assets.
<b>Amortization</b>	Interest only; amortization structured on a case-by-case basis.
<b>Fees</b>	1.00% origination fee / 0.50%+ exit fee / Extension fees of 0.25%+.
<b>Future Advances</b>	Tenant improvement, leasing commissions and capital expenditures. Funded according to sponsor business plan, as needed.
<b>Earn Outs</b>	Available on a case-by-case basis.
<b>Recourse</b>	Non-recourse except for bad-boy carve-outs; further guarantees may be required on a case-by-case basis.
<b>Prepayment</b>	Freely pre-payable. Minimum interest may apply.

### Creative Solutions. Reliable Results.

Ready Capital is a specialized non-bank real estate lender that lends up to \$35 million on single assets with the ability to lend up to \$100MM on real estate portfolios.

Creative portfolio of financing solutions tailor loan structure to sponsor business plan: i) Floating Rate Light Bridge, ii) Floating Rate Deep Bridge, iii) Fixed Rate Bridge, iv) Hybrid Fixed-Floating Bridge, v) Senior Stretch Bridge, vi) Note-on-Note Financing and vii) Bridge-to-Freddie Mac SBL.

Strategic advantage to having underwriting team close loans resulting in quicker, predictable and more dependable closings.

Ready Capital retains servicing control and related ultimate decision rights for the life of the loan which allows for credit positive refinancings, and in some cases loan changes, during the loan and prepayment term.

**\$14,500,000**  
Co-Living | San Francisco, CA



**\$12,000,000**  
Class A Office | Charlotte, NC



**\$28,300,000**  
Multifamily | Houston, TX



**RC** OPERATING LOCATIONS  
LISTED  
**NYSE**

**New York**  
1251 Avenue of the Americas,  
50th Floor  
New York, NY 10020  
(212) 257-4600

**Texas**  
1320 Greenway Drive,  
Suite 560  
Irving, TX 75038  
(888) 354-0822

### BRIDGE SATELLITE OFFICES

**California**  
120 Newport Center Drive  
Newport Beach, CA 92660  
(310) 299-0211

**Chicago**  
1 North State Street  
Suite 500  
Chicago, IL 60602  
(312) 444-0221