

# Bridge Financing

Creative portfolio of financing solutions tailor loan structure to sponsor business plan

1. Floating Rate Light Bridge
2. Floating Rate Deep Bridge
3. Fixed Rate Bridge
4. Hybrid Fixed-Floating Bridge
5. Senior Stretch Bridge
6. Note-on-Note Financing
7. 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

## Product Eligibility

<b>Loan Amount</b>	Up to \$45 million (larger for select assets and portfolios)
<b>Loan Term</b>	Up to five 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 mid-200s to 400 bps over LIBOR
<b>Rate Type</b>	Floating rate, fixed rate and hybrid rate (floating/fixed rate combined structure) available
<b>DSCR Requirement</b>	None. Partial or non-cash flowing assets
<b>Amortization</b>	Interest only; amortization structured on 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



**\$14,500,000**  
**Co-Living**  
**San Francisco, CA**  
2 year term and extensions  
Acquisition, renovation and lease-up



**\$12,000,000**  
**Class A Office**  
**Charlotte, NC**  
3 year term and extensions  
Acquisition, renovation and stabilization



**\$28,300,000**  
**Multifamily**  
**Houston, TX**  
3 year term and extensions  
Acquisition, renovation and lease-up

### BRIDGE LENDING TEAM

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