

National Value-Add Bridge Lending Parameters

DESCRIPTION	Nationwide bridge lending platform for transitional, value-add and event driven commercial and multifamily properties. Note financing available.
LOAN AMOUNT	\$3.5 million - \$45 million*
LOAN TERM	Up to five years
ASSET TYPES	Core: multifamily, office, retail, industrial, mixed-use Non-core: self-storage, student housing, hospitality, residential and commercial condo, and specialty use
ADVANCES	Up to 80% Structured solutions including higher leverage, mezzanine debt on case-by-case basis
INTEREST RATE	Generally mid-200s to 400 bps over LIBOR
RATE TYPE	Floating rate, fixed rate and hybrid rate (floating / fixed rate combined structure) available
DSCR REQUIREMENT	None. Partial or non-cash flowing assets
AMORTIZATION	Interest only; amortization structured on a case-by-case basis
FEES	1.00% origination fee / 0.50%+ exit fee / Extension fees of 0.25%+
FUTURE ADVANCES	Tenant improvement, leasing commissions and capital expenditures. Funded according to sponsor business plan, as needed
EARN OUTS	Available on a case-by-case basis
RECOURSE	Non-recourse except for bad-boy carve-outs; further guarantees may be required on a case-by-case basis
PREPAYMENT	Freely pre-payable. Minimum interest may apply

*Will consider larger for select assets and portfolios

BRIDGE LENDING TEAM

David A. Cohen, Managing Director-New York
212.301.1883 | david.cohen@readycapital.com

Jordan Goforth, Executive Director-West Coast
310.299.0211 | jordan.goforth@readycapital.com

Mark Blaha, Director-Chicago
312.444.0221 | mark.blaha@readycapital.com

David Kwitman, CFA, Director-New York
212.301.1892 | david.kwitman@readycapital.com

Fernando Mendez, Director-New York
212.301.1884 | fernando.mendez@readycapital.com

Alex Gursky, Vice President-New York
212.301.1891 | alex.gursky@readycapital.com

Liam Delaney, Senior Analyst-New York
212.301.1897 | liam.delaney@readycapital.com

Tyler Green, Senior Analyst-New York
646.968.4400 | tyler.green@readycapital.com

Ryan Cargile, Analyst-West Coast
310.299.0212 | ryan.cargile@readycapital.com

Nathan Hugo, Analyst-Chicago
312.766.5272 | nathan.hugo@readycapital.com

