



Commercial Bridge

As a leader in non-recourse, commercial bridge lending, Ready Capital brings clients certainty of execution through a collaboration of production and credit experts for a streamlined, up-front credit process. Post-closing, we strive to exceed our clients' expectations through our in-house, client-centric portfolio management platform.

BRIDGE PROGRAM	ASSET TYPES	LEVERAGE
CORE	Industrial, Self-Storage, Essential Retail	Up to 75% LTC
NON-CORE	Office, Non-Essential Retail, Hospitality	Up to 65% LTC

LOAN PURPOSE	Acquisition, refinance, and recapitalization
LOAN AMOUNT	\$5 million - \$75 million Larger loan amounts considered
LOAN TERM	Up to five years, including extensions where applicable
RATE TYPE	Floating (SOFR-based)
FEES	1.00% origination fee; 0.25%+ exit fee; 0.25%+ extension fee (custom fees available)
IN-PLACE DEBT YIELD	No minimum depending on property type
AMORTIZATION	Interest only during initial term
FUTURE ADVANCES	Capital expenditures, interest and carry reserves, TI/LC reserves, and additional reserves as needed Funded according to sponsor's business plan
EARNOUTS	Available
RECOURSE	Non-recourse with standard carve-outs Further guarantees may be required
PREPAYMENT	Minimum interest; no lockout

COMMERCIAL BRIDGE - PREVIOUSLY CLOSED



\$30,950,000
Cash Flowing Multi-Tenant Industrial
Boston, MA

- Acquisition, renovation and lease-up of a 208,000 SF industrial property
- Fully occupied property with 86% rollover during loan term. Ready Capital structured TI/LC reserves to re-tenant the property



\$28,680,000
Vacant Life Science Building
Menlo Park, CA

- Acquisition and conversion of a vacant warehouse into a life science office asset
- Loan included an initial funding of \$8.4MM to purchase the asset and \$20.2MM of future funding to fund hard costs, soft costs, TI/LCs, carry, and debt service



\$9,300,000
Cash Flowing Self-Storage
Miami Beach, FL

- Acquisition, renovation, and lease-up of a 922-unit, climate controlled self-storage property
- Loan structured to facilitate acquisition and provide a facility for future capital improvements

For more information, please email: cre.finance@readycapital.com
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