

The Fairchild Bridge Program

Finally, a unique lending program that directly addresses the financing needs of today's marketplace. Introducing The Fairchild Bridge Program: providing higher leverage lower interest financing starting at \$500,000.



The Fairchild Bridge Program offers interim financing on commercial properties nationwide. Fairchild provides rapid execution to strategically reposition and stabilize properties in need of rescue capital. Upon stabilization, the Fairchild Permanent Program provides long term financing, creating a seamless exit.

Loan Amount

\$500,000 - \$10,000,000

Interest Rate

Starting at 7.5%

Loan Term

2 & 3 Year Fixed

Leverage

Up to 80% of Cost

Recourse

Nonrecourse Available

Prepayment

Step Down, Flat, Yield Maintenance

Amortization

Interest Only

Uses

Purchase, Refinance, Rescue Capital, Rehabilitation, Discounted Loan Payoffs

Eligible Properties

Multifamily, Office, Retail, Industrial, Self Storage, Mixed Use

Eligible Borrower

Single Asset Special Purpose Entity

Sponsorship

Good Overall Credit with Sufficient Liquidity and Demonstrated Experience

Geography

Nationwide

Security

First Mortgage Lien on Subject Property

Fees

1% Origination; \$2500 Application Fee + Third Party Costs

Addressing challenges with flexible solutions and sound expertise. Contact Fairchild Realty Capital, your trusted financing partner for a comprehensive evaluation of your financing

About Fairchild

Fairchild Realty Capital provides creative financing solutions for commercial real estate assets nationwide. FRC is an affiliate of Fairchild Investments, an investment management firm allocating funds on behalf of its institutional and private clientele, backed by a series of funds with over \$1billion in assets under management.

Additional Info

Steve Gay, Managing Director
tel: 303.420.8114
email: steve@fairchildus.com