



# LENDER CAPITAL GROUP BRIDGE LOAN PROGRAM

<b>Investment Profile:</b>	First trust financing for value added transactions or opportunistic transactions. This includes new acquisitions, recapitalizations, and special situations.
<b>Capital:</b>	Up to 75% LTV
<b>Asset Classes:</b>	<ul style="list-style-type: none"><li>• Multifamily</li><li>• Retail</li><li>• Office/Medical Office</li><li>• Industrial</li><li>• Mobile Home Parks</li><li>• Parking Garages</li><li>• Surface Parking Lots</li><li>• Storage Facilities</li><li>• Extended Stay Hotels</li></ul>
<b>Rate:</b>	Starting at 6.0%
<b>Deal Size:</b>	\$2 - \$10 million
<b>Term:</b>	12-60 months
<b>Prepayment:</b>	Flexible
<b>Roll to Perm:</b>	Permanent refinance options are available
<b>Options</b>	<ul style="list-style-type: none"><li>• Renovation &amp; "Good News" holdbacks are available</li><li>• Interest Reserves are available (as needed)</li><li>• Willing to structure earn-ups for performance based goals</li><li>• Non-recourse (except for standard bad boy carve outs)</li></ul>

