



BLOOMFIELD CAPITAL

Firm Overview

Bloomfield Capital is a national direct real estate lender and equity investor meeting the demands of time-sensitive transactions. The firm specializes in small to medium-balance debt opportunities (\$1mm-\$15mm) and select joint venture equity participations.

Typical Deal Terms

- Loan Size: \$1.0 - \$15.0 million
- Maturity: Up to 3 years
- Amortization: Typically interest only
- Security: 1st mortgage lien
- LTV: Up to 70%
- Interest Rate: 8.0% - 12.0%
- Points: 2.0% - 6.0% (net funded)
- Lockout: 3-12 months
- Multifamily, Retail, Office, Mixed-Use, Senior Housing, Lodging, Manufactured Housing, Industrial/Flex, Specialty .

Funding Uses

- Discounted note pay-offs
- Property acquisitions
- Note acquisitions
- Recapitalizations
- Rehabilitation/Redevelopment
- Lease-up/stabilization
- Other uses depending on borrower's specific needs

Recent Deal Closings

Multifamily Kentucky \$2,200,000 Senior Bridge Loan <i>Purchase</i>	Retail Michigan \$2,600,000 Senior Bridge Loan <i>Refinance</i>	Multifamily Texas \$6,000,000 Senior Bridge Loan <i>Auction Purchase</i>	Hospitality New Jersey \$2,100,000 Senior Bridge Loan <i>Note Financing</i>
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To submit a new deal, please email the following:

- Written summary of transaction and loan request
- Color photos
- Sources & uses of capital
- Historical and projected financials, and a rent roll

CONTACT US

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or

(248) 745-1700