## **BRIDGE LOAN**

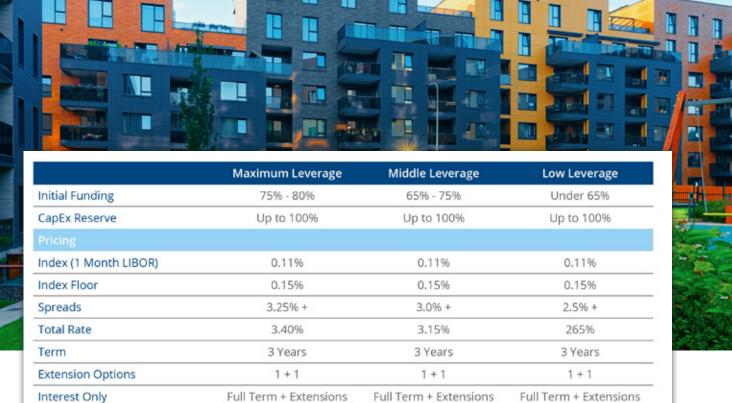
**Estimated Pricing Placement Guidelines** 

Deal Size: \$10MM +

**Locations: Top 100 MSAs** 

**Property Types:** Apartments, Student Housing, Senior Housing,

Industrial, Office, Retail



15 Months

Minimum Interest

196

0.50%

5.50%

7.75%

## **Additional Notes**

Prepayment

Closing Fee

Exit Fee

- > Recourse (limited recourse in some cases)
- Not Assumable
- > Rate Cap Purchase Required

Going In - Minimum

Exit - Minimum

- Must meet tests for extension options (typically 0.25%-0.50% debt yield from minimum exit debt yield)
- > Reserves for Tax, Insurance and others required

12 Months

Mnimum Interest

1%

0.25%

6.00%

8.25%

- Springing Lock Box Agreements in place
- Require traditional closing 3rd party reports

18 Months

Minimum Interest

1%

0.50%

5.00%

7.50%