



BRIDGE LOAN PROGRAM (VALUE-ADD)

*Money360 is a leading direct lender, funding with balance sheet capital.
Our Bridge Loan Program offers loans from \$3 million to \$30 million.*

PURPOSE:	Floating-Rate financing on income-producing properties
GEOGRAPHY:	Continental United States
LOAN SIZE:	\$3,000,000 to \$30,000,000 (\$5,000,000 to \$20,000,000 Preferred)
PROPERTY TYPES:	Multifamily, Office, Industrial, Retail, Self-Storage, R&D Flex, Manufactured Home Communities (other asset classes considered on a case-by-case basis)
TERM:	24 to 36 month initial term, extensions negotiable, 5 years maximum
AMORTIZATION:	Interest-Only
INTEREST RATES:	Pricing is based on transaction quality, location, leverage, sponsor experience and amount of future funding obligations. Pricing is typically 30-Day LIBOR and 500-700 BPS
PAYMENTS:	Payments calculated on an interest-only basis and made via auto-debit from borrower's account
LOAN-TO-APPRAISED VALUE/COST:	Up to 80% of cost; 75% of stabilized value
MINIMUM DSCR:	1.00x (with interest reserve)
LIABILITY:	Non-recourse & Recourse with completion guarantee
LOAN FEES:	2% of the committed loan amount
PREPAYMENT:	Half of the initial loan term. Interest rate cap will be required
SECONDARY FINANCING:	None Permitted
OTHER COSTS:	Generally \$15,000 - \$20,000 plus legal

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Terms and Conditions Subject to Change
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