



## Fundscape Commercial Bridge Program

Our Commercial Bridge Program is specifically designed for Value Add and Lease Up opportunities. Bridge lending is NOT hard money lending. Bridge lending is essentially gap financing to get a strong borrower buying or leasing a solid property from point A to point B. There are financial requirements for this program as borrowers will need to have a viable exit strategy to pay off the bridge loan and go into stabilized financing. Experienced borrowers with solid track records will fit nicely on the program and it will give them aggressive dollars for financing including rehab and long term interest reserves to get their project to the point where they can qualify for the long term financing they need.

### **Commercial (\$500,000 Minimum)**

See List Of Acceptable Properties

### **Commercial (\$20,000,000 Maximum)**

See List Of Acceptable Properties

All Guidelines Pricing And Approvals Are Subject To Review And This Is Not A Commitment To Lend. All Loans Are Subject To Change And Loan Terms May Be Amended Upon Review By Fundscape's Underwriters And/OR Investors

## Our Advantages

### ☒ **Reliability**

Our focus is on building and maintaining reliable long-term relationships with borrowers and intermediaries.

### ☒ **Predictability**

Our enterprise is optimized to deliver a predictable process that our partners can depend on, with communication at every step.

### ☒ **Experience**

Our leadership incorporates well-opinionated real estate experts with multi-billion dollar experience in asset management and lending.



## Commercial Bridge Loan Requirements

<b>Structure</b>	All Loans Are Interest Only With Balloon Payments At Term
<b>Property Location</b>	Nationwide except ND, MT, WY, NE, KS, UT, MN, AZ, NM, AL, HI, OR, NJ, MS, IA and SD
<b>Markets</b>	Major And Sub-Markets Available. No Rural Property Accepted As Per CFPB Site
<b>Property Types</b>	Office, Retail, Industrial, Warehouse, Multi-Family, Mixed Use, Branded Hotel/Motel Only. Properties Must Be In The Top 100 MSA's.
<b>Loan Size</b>	Minimum \$500,000.00 To Max \$20,000,000.00
<b>Loan To Value</b>	Max Loan To Value 75% Of Purchase Price Or As-Is Value
<b>Term</b>	12, 24 Or 36 Month Terms Available
<b>Amortization</b>	All Loans Are Interest Only / Interest Reserve May Be Requested Or Required
<b>Recourse</b>	Recourse And Non-Recourse Options Available Based On Transaction Type And Review
<b>Prepayment</b>	Pre-Pay To Be Determined. Yield Maintenance May Be Required
<b>Debt Yield</b>	8.25 Debt Yield Requirement
<b>DSCR Minimum</b>	DSCR Requirement Minimum 1.00 At Funding / Pro-Forma To Reflect 1.20 Exit DSCR
<b>Credit</b>	Minimum 640 FICO. Full Tri-Merge Report Required
<b>Vesting</b>	Vesting In An Entity Required
<b>Valuation Model</b>	Appraisal Inspection Required No Exceptions
<b>Loan Reserves</b>	Borrower Must Demonstrate Liquidity. Amount To Be Determined By Underwriter.
<b>Fees</b>	Will Range From 2.00% - 5.00% Depending On Loan Amount. Exit Fees May Be Required