

# BRIDGETON

*Bridgeton Capital is a non-bank lender focused on short-term bridge financing across property types and geographies. Backed by the expertise of Bridgeton Holdings, a private real estate investment firm, we understand complex deals and the needs of borrowers.*

## Short-Term Bridge Financing

*Senior-Secured Loans for Transitional / Value-Add Properties Nationwide*

<b>Loan Size:</b>	\$3 – 75 million
<b>Term:</b>	6 Months – 3 Years
<b>Rate:</b>	3.75 – 9.75%
<b>LTV:</b>	Up to 85%
<b>Minimum Interest:</b>	0 – 12 Months Yield Maintenance
<b>Amortization:</b>	Interest Only
<b>Property Types:</b>	All Considered
<b>Geography:</b>	Primary Gateway – Tertiary Markets Nationwide
<b>Security:</b>	First Lien Mortgage

## Illustrative Scenarios

- Need for speed and certainty of execution
- Transitional / value – add real estate (lease-up, capex, TI / LCs)
- Bridge-to-perm (Agency / HUD / CMBS)
- Ground-up development / construction lending
- Land loans
- Complex borrowers / sponsorship (credit issues, bankruptcy, litigation, foreign nationals etc.)
- Complex or special situations-style transactions (DPOs, partnership buyouts, note financing)

## Contacts

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