PROPRIETARY BRIDGE LOAN PROGRAM

Hunt Real Estate Capital’s Proprietary Bridge Loan Program provides attractive financing solutions for borrowers that need flexibility to execute a diverse range of strategies.

- **PROPERTY TYPES**
  - Multifamily, retail, office, industrial, and self storage

- **MARKETS**
  - Primary and secondary MSAs, within the United States
  - Tertiary markets considered for multifamily assets on a case-by-case basis

- **MAXIMUM LTV/LTC**
  - Up to 80% LTC
  - Up to 75% of stabilized value

- **DSCR AND DEBT YIELD REQUIREMENTS**
  - No minimum
  - Best pricing for deals with in-place cash flow

- **LOAN AMOUNT**
  - $5 million to $50 million

- **TERM**
  - Typically 12-36 months during the initial loan term
  - Extension options available up to 60 month total term

- **INTEREST RATE**
  - Competitive floating rate, spread over 30 day LIBOR

- **AMORTIZATION**
  - Interest only

- **PREPAYMENT**
  - Customized yield maintenance periods available depending on borrower strategy

- **SECURITY**
  - First mortgage lien and assignment of rents required
  - Single-purpose entities required

- **FEES**
  - Standard commitment and exit fee with exit fee waived if Hunt provides the permanent financing takeout
  - Extension fees may apply

- **RECOUPRECE**
  - Non-recourse except for standard carveouts

- **RESERVES**
  - Upfront reserves may include interest operating shortfall, Capex, TI/LC and other reserves as needed
  - Ongoing reserves may include tax, insurance, replacement and TI/LC reserves when applicable

For more information on Hunt Real Estate Capital, please contact:

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