

Bridge Loan Term Sheet

Program Highlights*

Loan Size:	Loans from \$3-\$100 million (\$7 million and up for hotels)
Loan Type:	Bridge First Mortgage
Loan Term:	Up to 3 Year Term
Loan-To-Value:	75% Stabilized 80% Multifamily (70% Hotels)
Recourse:	Can be Non-Recourse
Loan Fee:	2% Upfront with 1% Back End
Interest Rates:	Floating rate over LIBOR (30 day)
Property Types:	Industrial, Retail, Office, Multifamily, Self-Storage, Student Housing, Medical Office
Prepayment Penalty:	Flexible Prepay
Project Preferences:	Transitional light (will consider compelling transitional heavy, no ground up construction)

*Exceptions considered