



EDGEWOOD
CAPITAL ADVISORS, LLC.

Commercial Mortgage Bridge Loan Guidelines

Program Description:	Edgewood's bridge lending program is designed to assist borrowers in financing transitional or distressed assets on a short time frame with flexible loan structures.
Property Locations:	Nationwide
Property Types:	All property types
Security:	<ul style="list-style-type: none">• First mortgages• Existing first mortgage notes
Loan Size:	\$2 - \$40 million
Term:	One to Three Years
Advance Rate:	Generally 75% LTV. Higher advance rates considered on deal specific basis.
Interest Rate:	Starting at 6.0%
Origination Points:	1-2% of the loan amount paid from loan proceeds at closing
Exit Points:	0.0% - 1% of Loan Amount to be Paid at Maturity
Recourse:	Non-recourse with standard carve-outs
Closing:	As short as two weeks

Edgewood Capital is a private, diversified real estate investment company specializing in opportunistic commercial real estate investments across all property sectors. Edgewood originates bridge loans, acquires commercial real estate debt, and invests in value-added real estate transactions. Since its founding in 2002, Edgewood Capital has invested capital through five private investment funds on behalf of high net worth individuals, family offices and private pension funds. Collectively, the Principals of the firm have completed several billion dollars of commercial real estate transactions.

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Transaction Overview



**Azul Luxury Residences
Stuart, FL**

\$10,000,000 Bridge Loan

**Acquisition Loan
49-Unit Class A Multifamily**



**Value Add Multifamily
Brooklyn, NY**

\$9,000,000 Bridge Loan

**Acquisition & Renovation Loan
58-Unit Value Add**



**France Apartments
Stuart, FL**

\$3,500,000 Bridge Loan

**Acquisition and Renovation of a
30-Unit Multifamily Project**



**Mobile Home Communities
Rocky Mount, NC**

\$7,700,000 Bridge Loan

**Acquisition and Renovation of
Three MHCs**



**Mobile Home Communities
Zanesville, OH**

\$6,850,000 Bridge Loan

**Acquisition and Renovation of
Five MHCs**



**Luxury Condominium Project
Ft. Lauderdale, FL**

\$5,900,000 Bridge Loan

Condo Inventory Loan

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West Wing Apartments
Tampa, FL

\$8,650,000 Bridge Loan

**Conversion of a 115-Key
Extended Stay Hotel to
Apartments**



Hotel To Multifamily Conversion
Tampa, FL

\$8,525,000 Bridge Loan

**Conversion of a 160-Key Hotel
to Apartments & a 34-Unit
Stabilized Apartment Asset**



Acadian Crossing
Lafayette, LA

\$8,100,000 Bridge Loan

**Conversion of a 244-key hotel to
216 Apartments**



Upper West Side
New York City

\$6,230,000 Bridge Loan

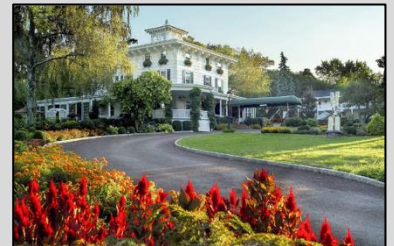
**Portfolio Acquisition Loan
Value Add Multifamily**



Union Street Multi
Brooklyn, NY

\$5,400,000 Bridge Loan

**Portfolio Acquisition Loan
Value Add Mixed Use**



The Homestead Inn
Greenwich, CT

\$4,650,000 Bridge Loan

**Acquisition Loan
Redevelopment Site**

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