



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• Note on note
Loan Size:	\$2 - \$40 million
Term:	One to Three Years
Advance Rate:	Up to 75% LTC. Higher advance rates considered on deal specific basis.
Interest Rate:	Starting at 1-Month CME Term SOFR + 475 bps
Origination Points:	1 - 2% of the loan amount paid from loan proceeds at closing
Exit Points:	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. Edgewood Capital has invested \$1.3B 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



**Luxury RV Park
Ocala, FL**

\$20,900,000 Bridge Loan

**482-Pad Luxury RV Park
Refinance and Bridge to Sale**



**Multifamily Refinance
Brooklyn, NY**

\$16,000,000 Bridge Loan

**Refinance of a 63-Unit
Multifamily Property**



**Hotel to Multi Conversion
Wilmington, NC**

\$6,300,000 Bridge Loan

**Recap and Conversion of a 120-
Room Hotel to Multifamily**



**Hospitality Recapitalization
Brooklyn, NY**

\$8,800,000 Bridge Loan

**Recap of a 30-Room Hospitality
Property**



**Multifamily Land
Dallas, TX**

\$4,100,000 Bridge Loan

**Recap of a 224-unit
Multifamily Townhome
Development Site**



**Multifamily Renovation
Brooklyn NY**

\$1,575,000 Bridge Loan

**Acquisition and Renovation of a
6-Unit Multifamily**

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**Townhome Development
Sevierville, TN**

\$3,500,000 Bridge Loan

**Acquisition & Horizontal
Improvements for 245
Townhome Lots**



**Industrial Acquisition
Holyoke, MA**

\$4,500,000 Bridge Loan

**Acquisition and Renovation of a
100M SF Industrial Building**



**Carolina MHC
Moyock, NC**

\$7,500,000 Bridge Loan

**Acquisition and Improvement
of a 184-pad Manufactured
Home Community**



**Florida Condo Development
Palm Beach Shores, FL**

\$4,420,000 Bridge Loan

**Acquisition of 10-Unit Co-Op
for Future Redevelopment**



**Industrial Acquisition
Kissimmee, FL**

\$2,750,000 Bridge Loan

**Industrial Acquisition Loan
Closed in 13 Days for Owner-
User**



**Owner-Occupied Industrial
South Plainfield, NJ**

\$2,400,000 Bridge Loan

**Recapitalization of Legacy
Manufacturing Company Assets**

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**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

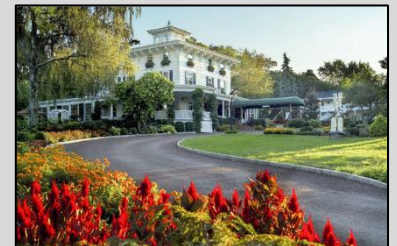
**Portfolio Acquisition Loan
Value Add Multifamily**



**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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The Ridge at Johnstown
Johnstown, CO

\$16,500,000 Bridge Loan

**Horizontal Improvements for
288 Single Family Lots**



Fisher Quarry
Vancouver, WA

\$18,500,000 Bridge Loan

**Acquisition and Pre-
Development for 108-acre Infill
Development Site**



Alberhill Land
Lake Elsinore, CA

\$37,000,000 Bridge Loan

**Acquisition and Refinance of
1,750+ Acres of Mixed-Use
Land**



Buckeye Industrial
Buckeye, AZ

\$5,200,000 Bridge Loan

**Acquisition of a 54 Acre
Industrial Site**



Industrial Outdoor Storage
Piscataway, NJ

\$2,750,000 Bridge Loan

**Acquisition & Renovation of a
1.78 acre Industrial Outdoor
Storage Site**



5 Lot Subdivision
Greenwich, CT

\$2,500,000 Bridge Loan

**Refinance of Approved 5-Home
Development Site**

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