

PROPRIETARY BRIDGE LOAN PROGRAM

Hunt Mortgage Group'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

RECOURSE

- 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

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