



BRADFORD ALLEN CAPITAL

MEZZANINE/BRIDGE LENDING PROGRAM

Target Loan Size

\$5,000,000 - \$15,000,000

Asset Classes

Office, Industrial, Multi-Family, Retail, Medical Office and Mixed Use

Target Investments

Value-Add, Opportunistic or Development

Transaction Types

- *Mezzanine Program:*
Acquisition, Development and Recapitalization
- *Bridge Program:*
Acquisition, Recapitalization and Discounted Loan Payoff

Target Markets

MSA's including but not limited to: Chicago, Dallas, Houston, Detroit, Minneapolis, St. Louis, Denver, Pittsburgh, San Antonio, Cincinnati, Kansas City, Cleveland, Columbus, Indianapolis, Nashville, Milwaukee, Louisville and New Orleans

Rate Structure

Various structures available including fixed and floating, full coupon and pay/accrual options.

Maximum Leverage Thresholds

- *Mezzanine Program:* 85% of Cost / 80% of Value
- *Bridge Program:* 80% of Cost or Value

Term

- *Mezzanine Program:* 2-10 Years
- *Bridge Program:* 1-3 Years

Amortization

Up to 30 Years, Interest-Only options available

Minimum DSCR

1.05x; can be supplemented by interest reserve or credit enhancement.

Fees

Origination Fee up to 3%, Extension Fees: 25-50 bps, Exit Fee: up to 1%

Recourse

Non-recourse subject to standard carve-outs and/or completion guarantees