

# BRADFORD ALLEN CAPITAL

## MEZZANINE/BRIDGE LENDING PROGRAM

Q1 2018

### Target Loan Size

\$3,000,000 - \$15,000,000

### Asset Classes

Office, Industrial, Medical Office, Multi-Family, Nursing, Hospitality, and Retail

### 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: Charlotte, Chicago, Cincinnati, Cleveland, Columbus, Dallas, Denver, Houston, Indianapolis, Kansas City, Los Angeles, Louisville, Miami-Ft. Lauderdale, Milwaukee, Minneapolis-St. Paul, Nashville, Phoenix-Scottsdale, Pittsburgh, Salt Lake City, San Francisco Bay Area, and St. Louis

### Rate Structure

- » Various structures available including fixed and floating, full coupon and pay/accrual options
- » Coupons range from 8% to 15% depending upon the risk profile and size of the investment

### Maximum Leverage Thresholds

- » *Mezzanine Program:*  
85% of Cost / 75% of Value
- » *Bridge Program:*  
80% of Value

### Term

- » *Mezzanine Program:* 2-5 Years
- » *Bridge Program:* 1-3 Years

### Amortization

- » *Mezzanine Program:* Up to 30 years; interest-only options also available
- » *Bridge Program:* Interest-only

### Minimum DSCR

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

### Fees

- » Origination Fee up to 3%; Zero Fee option available on fixed rate
- » Extension Fees: 25-100 bps, Exit Fee: up to 1%

### Recourse

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