

# EMERALD CREEK CAPITAL

## COMMERCIAL BRIDGE LOAN PARAMETERS

### PRODUCT DESCRIPTION

**Loan Term**

Up to 3 Years

**Loan Amount**

\$2 million to \$50 million

**Lending Area**

United States

**Loan-to-Value**

Up to 65%

**Interest Rate**

Starting at LIBOR +500

Interest Only

**Origination Fee**

1% to 2%

**Prepayment Penalty**

Not Required

**Closing Time**

1 to 2 Weeks

### COLLATERAL

**Property Types (National)**

Multifamily | Office | Retail |

Mixed-Use

**Property Types (Core Markets)**

Condo Inventory | Parking Facilities

Urban Infill Land | Luxury Residential

Hospitality | Warehouse

### LENDING SCENARIOS

**Time Sensitive Transactions**

1031 Exchanges

Expiring Purchase Contracts

Auctions

Partnership Buyouts

**Distressed Scenarios**

Bankruptcy Restructurings

Foreclosure Bailouts

Discounted Payoff

Agreements

**Value Add**

Construction Loans

Renovation Loans

Tenant Improvements

**Cash Out**

Non-Revolving Line of Credit

**Asset Risk**

Expiring Leases

Non-Stabilized Properties

**Sponsorship Risk**

Foreign Nationals

Credit Issues

Liquidity Constraints

### CONTACT

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