

# 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 7%

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 | Industrial | Self-Storage

**Property Types (Core Markets)**

Condo Inventory | Parking Facilities  
Urban Infill Land | Luxury Residential

### LENDING SCENARIOS

**Time Sensitive Transactions**

1031 Exchanges  
Expiring Purchase Contracts  
Auctions  
Partnership Buyouts

**Value Add**

Construction Loans  
Renovation Loans  
Tenant Improvements

**Cash Out**

Non-Revolving Line of Credit

**Asset Risk**

Expiring Leases  
Non-Stabilized Properties

**Foreign Nationals Accepted**

### CONTACT

**New York Office**

575 Lexington Avenue, Suite 3120  
New York, NY 10022

**South Florida Office**

2401 PGA Boulevard, Suite 280N  
Palm Beach Gardens, FL 33410