



BRIDGE LOAN PROGRAM OVERVIEW

| COMMERCIAL HARD MONEY | |
|---------------------------------------|--|
| MINIMUM LOAN AMOUNT | \$1 Million |
| MAXIMUM LOAN AMOUNT | \$100 Million |
| RATES | 10.99% - 12.99% |
| FEES | 2-3%+ |
| TIMING | 2-3 week closings |
| MAXIMUM LOAN TO VALUE | 70% |
| MAXIMUM LOAN TO PURCHASE PRICE | 70% |
| YIELD MAINTENANCE | Negotiable |
| RECOURSE | Typically Required |
| LIEN POSITION | 1st |
| MAXIMUM MATURITY | 2 years |
| MINIMUM PERSONAL FICO SCORE | 650 |
| ACCEPTABLE MARKETS | Nationwide (excluding NV) in urban/suburban markets with population of 50,000+ |
| PROPERTY TYPES CONSIDERED | Office, Industrial Flex or Warehouse, Retail, Mobile Home Parks, Self-Storage, Multifamily |



DOCUMENTATION FOR TERM SHEET

Use this guide to save time, close more deals and give your client's loan the best chance for approval. A well-organized loan summary should include the following essential information:

EXECUTIVE SUMMARY A concise, but thorough, overview that includes:

PROPERTY ADDRESS

DESCRIPTION OF PROPERTY & its Estimated or Appraised Value, Square Footage, Number of Units.

LEGAL OWNER of the Property.

LOAN AMOUNT & USE OF FUNDS – Debt owed/Liens on the property/Cash out?

DATE OF PURCHASE & PRICE – How much cash has the borrower invested including improvements?

DEBT SERVICE – How will the borrower make monthly loan payments? Will it produce income or is an interest reserve needed?

LOAN TERM REQUESTED – Avatar Financial Group LLC (Avatar) bridge loans are typically interest only payments over the loan term of 1 to 2 years.

EXIT STRATEGY – Refinancing? Selling?

THE STORY – Is this a purchase or refinance? What 'skeletons in the closet' or 'bumps in the road' does Avatar need to know about in order to provide you with a quick, reliable answer?

COLOR PHOTOS OF THE PROPERTY AND/OR APPRAISAL At least three shots each of interior, exterior and the neighborhood. Avatar does not require a current appraisal to review the loan, but the most recent appraisal will be helpful.

OPERATING INCOME (P & L) Most recent 2 years on the subject property; summary of lease agreements and rent roll. If owner occupied, provide operating statement from the business.

1003 LOAN APPLICATION OR PERSONAL FINANCIAL STATEMENT on the Borrower/ Guarantor. Include approximate credit score.

Upon receipt of the above items, Avatar can issue a Letter of Intent/Term Sheet within 24 hours. Email your submissions to LoanRequest@avatarfinancial.com.

If you have questions about a loan, please call us at 855-AVATAR-LOAN (855.282.8275) or visit us online at www.avatarfinancial.com.