



BRIDGE LOAN PROGRAM OVERVIEW

MULTIFAMILY AND COMMERCIAL BRIDGE LOANS	
LOAN PURPOSE	Acquisitions, refinances, cash-outs, value-add bridge transactions, situational capital and soft-hard money lending
LOAN SIZE	\$1 Million to \$50+ Million
PROPERTY TYPES	Multifamily, industrial (flex & warehouse), retail, self-storage, mixed-use, hospitality (flagged & boutique), mobile home parks, office, medical office, single family residences, condominiums, gas stations and special use assets
ACCEPTABLE MARKETS	Nationwide Lending including Hawaii and Alaska (excluding NV) in urban/suburban markets
LOAN TERM	6 months to 3 years
TIMING	2 – 3 week closings
PREPAYMENT	6 months minimum interest on most deals
FUTURE FUNDING FACILITIES	Renovation reserves, TI/LCs, PIPs, and interest reserves
CASH-OUTS	Acceptable on strong deals
RATES	Interest only payments with rates generally in the 9.50% - 11.50% range
LENDER FEES	Starting at 1% in and 1% out on most deals
LTC/LTV MAXIMUM	70%
RECOURSE	Typically required on most deals under \$20 million. Negotiable on larger transactions.
LIEN POSITION	1st Mortgages only
UNACCEPTABLE INVESTMENTS	No ground up construction lending or heavy lift rehab Not currently financing malls, hospitals or assisted living Minimal appetite for land and very selective on office
MINIMUM PERSONAL FICO SCORE	650

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.



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

Street, City, State, and Zip

DESCRIPTION OF PROPERTY

Including its Estimated or Appraised Value, Square Footage, Number of Units.

LEGAL OWNER

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.