



Advance Equity Capital

Recent Funding Transactions

\$11,000,000
54 Unit Apts
Manhattan, NY

\$1,800,000
Mix-Use
Manhattan, NY

Nationwide Real Estate Lending For Investment Properties Short Term Bridge Lending Program (No Appraisal, Impaired Credit History OK, No Income Documents)

The **Advance Equity Capital** bridge lending platform focuses on \$250k to \$150mm+ transactions secured by 1 to 4 family, multifamily, office, retail, mixed-use, Condo Inventory and light industrial investment properties. Financing is available for acquisitions, refinance, rehab completion, lease-up, quick close, special situations, and impaired borrower profiles. Our office structure provides creative and competitive financing solutions while providing certainty of execution. Our lending program can help you capitalize on today's unique real estate debt environment.

Commercial Bridge Lending Parameters

Property Types	1 to 4 Family / Multi-Family / Office / Retail / Mixed-Use / Light Industrial / Condo Inventory / Multi-Units up to 360+ Units
Loan Purpose	Acquisitions / Refinance / Value-add / Lease-up / Rehab / Quick Close / Special Situations / Borrower Impairments
Loan Size	\$250,000 to \$150,000,000 (Higher Loan Amounts On Case-By-Case Basis)
LTV	Up to 70% Loan to Value (Higher LTV On Case- By-Case Basis)
Closing Time	1 to 2 weeks
Loan Term	6 to 60 months
Interest Rate	We offer the most competitive rates in the industry
Amortization	Interest Only
Position	First lien position (Second on special situations)
Appraisal	No Appraisal Required On Case-By-Case Basis

The above criteria are only guidelines and can be changed at any time without notice. Each situation is evaluated individually by Advance Equity Capital, subject to its due diligence. Not all loans are available in all jurisdictions. Any information regarding products and programs of Advance Equity Capital are provided for informational purposes only and do constitute (i) an offer to sell or a solicitation of an offer by Advance Equity Capital products or programs, or (ii) a representation that any Advance Equity Capital products are suitable for you.

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