

INTRODUCING A MULTIFAMILY BRIDGE LOAN

Introducing the “almost qualifies” bridge loan program for small balance multifamily properties. Your property can be in the process of being stabilized, still in rehab, or in lease up. Now there is an efficient and lower cost way to obtain funding for a value add transaction.”

BRIDGE LOAN PROGRAM

LOAN AMOUNTS	\$2.5 million–7.5 M
MARKETS	Top and Standard Markets only
LOAN TERMS	Typically 15-month base term + extensions
LOAN PURPOSE	Acquisition or Refinance (Cash-Out available)
ELIGIBLE PROPERTIES	Conventional multifamily housing with five residential units or more. Mixed use subject to limitations.
MINIMUM OCCUPANCY	65%
RENOVATION	Periodic advances from escrow accounts to fund renovation cost
RATE	Floating based on 1-mo Libor (5.75%+-today)
AMORTIZATION	None, Interest Only
EXIT FEE	No exit fee if property refinanced with TMG, otherwise 2%
MINIMUM DSCR	0.85x
MAXIMUM LTV	80%
MAXIMUM LTC	85%
RECOURSE	Non-recourse with standard carve-out provisions
CREDIT	Minimum FICO score of 650

PROGRAM HIGHLIGHTS

Finally, a bridge program designed specifically for small balance properties.

- Fast and streamlined closings
- Highly efficient and low cost to roll into permanent loan
- Non recourse
- Competitive rates and terms

TOP MARKETS (MSA)

- Boston, Chicago, Denver, Los Angeles, Miami, Minneapolis, New York, Portland, San Diego, San Francisco, San Jose, Seattle, Washington D.C.
- Standard Markets generally greater than 60,000 rental population



“Our company mission for the last 16 years has been to understand the clients needs first, then work to provide the best loan solutions. This allows the investor to make informed and sound investment decisions. We give real answers, even if that means telling the client that it is not in their best interest to buy or refinance. We believe that is the reason that our clients recommend TMG to other professional real estate investors.”

Jeff Meierhofer, Director of Finance

520 North Main Street, Suite 201 Heber City, UT 84032

✉ Jeff.m@madisongroupfunding.com

🌐 www.madisongroupfunding.com

☎ 435-785-8350