

## Providing creative & timely solutions for small commercial loans under \$5,000,000.

Executing the financing for a small commercial loan is difficult. Securing the same competitive rates and terms that are available for larger loans on prime properties requires experience and specialization. BridgePointe Advisors specializes in small balance commercial loans. BPA is successful at locating viable options for even those hard-to-place properties in tertiary markets. We offer high leverage, low fee, non-recourse loans that will satisfy your fixed-rate financing needs with considerably lower borrower costs. Program highlights include:

- Loan Amount: \$500,000 - \$5,000,000
- Capped Closing Costs: \$3,000 - \$15,000
- Fast Closings (30-60 days)
- Recourse and Non-Recourse Available
- LTV: 80% Senior Debt / 85% Mezz. / 90% Equity
- Interest Rate – Fixed or Floating
- Amortization – Up to 30 Years
- Terms – 5-7-10-15-20 Years
- No Lender Origination Fee
- Borrower Friendly Documents



**Pinehurst Town Homes**  
80% Sr. & 10% Mezz.  
Financing \$3,000,000



**Gannon Plaza**  
Acquisition Financing  
\$1,350,000



**HomeStar Building**  
Acquisition Financing  
\$2,000,000



**Rite Aid**  
Re-Finance of 4 Stores  
\$5,500,000