



BRIDGE LOAN PROGRAM OVERVIEW

BALANCE SHEET PRIVATE LENDER MULTIFAMILY, COMMERCIAL AND HOSPITALITY ASSETS

PURPOSE	Acquisitions and Refinances
LOAN SIZES	\$1 Million to \$35+ Million
PROPERTY TYPES	Multifamily, Industrial (flex or warehouse), Hospitality, Retail, Self-Storage, Office, Mixed-Use, Mobile Home Parks, Single Family Residences, Gas Stations and Special Use Assets
ACCEPTABLE MARKETS	Nationwide (excluding NV) in urban/suburban markets with population of 50,000+
LOAN TERMS	6 months to 2 years
TIMING	2-3-week closings
FUTURE FUNDING FACILITIES	Renovation Reserves, TI/LCs, PIPs, and Interest Reserves
CASH-OUTS	Acceptable on strong deals
RATES	10.99% to 12.99%
LENDER FEES	2% to 3%
MAXIMUM LOAN TO VALUE	70%
MAXIMUM LOAN TO PURCHASE PRICE	70%
YIELD MAINTENANCE	Negotiable
RECOURSE	Typically Required
LIEN POSITION	1st Position
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.