



**AVANT Capital Partners** offers bridge loans to meet the needs of borrowers purchasing or holding properties that are being repositioned, re-tenanted, improved or otherwise redeveloped, with a clear exit strategy for loan repayment. This direct lending program offers competitive bridge loan rates & quick closings.

## *AVANT Capital Bridge*

**Loan Amount**

\$1,000,000 - \$20,000,000

**Loan To Value**

Up to 65%

**Rates**

From 11.00% to 13.75%

**Points**

From 2.00% to 3.75%

**Term**

12-months, with two 6-month extensions

**Recourse**

Typically required

**Property Types**

Multifamily, mixed-use, retail, office, warehouse/light industrial, single tenant, land (in NYC & Los Angeles only)

**Deal Types**

Bridge loans for acquisition, refinance, renovation/repositioning, cash out to buy other properties, discounted payoffs, note purchases, construction completion and construction (in NYC only)

**Target Markets**

New York, Connecticut, other northeast corridor markets (Boston to DC), major markets in Florida, Texas and California

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AVANT Capital Partners ("AVANT") is a real estate capital advisory firm and lender for various institutional and private investors. In addition to in-house lending programs, the company offers debt & equity brokerage services and correspondent lending (including FNMA and CMBS) programs nationwide.

The principals and directors of the company have completed over \$5 billion in debt and equity investments as principals, intermediaries, lenders and investors. Our experience ranges from the most basic small-balance apartment loans to highly complex \$300 million project development debt and equity structures.



**Featured Transaction—Office Building, Fairfield County CT:** Avant Capital Partners provided a loan for the acquisition of a 65,000-SF Class "A" Office building located in Fairfield County, CT. The Property was acquired vacant and the interest-only loan carries a 12-month term with no prepayment penalty. The loan request was closed within days of Borrower acceptance of terms.