



# Institutional Bridge Program

## Non-securitized interim financing

Floating rate loans for experienced sponsors who are acquiring or recapitalizing transitional properties.

<b>Loan Size</b>	\$5,000,000-\$75,000,000+
<b>Loan-to-Value</b>	Up to 75%+, Up to 85%+ for stretch senior
<b>Loan Term</b>	12-36 months, with extensions
<b>Interest Rate</b>	Call for current rates
<b>Amortization</b>	Interest only
<b>Fees</b>	1 point at origination and 1 point at exit
<b>Recourse</b>	Full, limited and non-recourse considered
<b>Property Types</b>	Multifamily, condo, mixed-use, retail, assisted living, office, industrial/warehouse and development sites
<b>Lending Area</b>	Nationally
<b>Closing Time Frame</b>	Typically 3-4 weeks
<b>Transaction Types</b>	Purchases, distressed/discounted payoffs, cash-out refinances, rehab, construction completion, and other situations that are time sensitive or otherwise unbankable

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Avant Capital is a commercial real estate lender offering short-term financing for value-add/transitional projects, recapitalizations and acquisitions in urban, suburban and rural markets nationwide.

Avant manages its portfolio of debt investments for the benefit of family offices, foundations, high net worth and institutional investors.

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