



BRIDGE LOAN CHEAT SHEET

TYPES	Acquisition Bridge-to-HUD Bridge-to-Agency Bridge-to-Life Co. Bridge-to-Exit
SIZE	Minimum of \$50,000 and Maximum of \$50 million, but can be higher Average \$10-\$15 million
TERM	Average range of 18 months to 3 years (longer with commercial bank) 6-months to one-year extension possible with 1/2 point cost on extension
LEVERAGE	Average range of 65% to 80% loan-to-value, but often closer to 80%
COST	Spread over LIBOR averages between 200 and 300+ basis points for commercial banks, and 500 to 600 bps for finance companies
CREDIT	Minimum 650 credit score
PROPERTY TYPES	All types, but historically majority skilled nursing facilities
INCOME	No Verification of Income required