

Red Oak is an investor-driven commercial debt fund sponsor that provides short-term financing solutions on commercial real estate assets nationally. Our experienced team of capital markets and lending experts are adept at applying institutional-caliber underwriting standards to small-balance sheet loans.

CORE-PLUS BRIDGE LOAN PROGRAM

PROGRAM DESCRIPTION

Fixed-rate bridge lending program for institutional-quality commercial real estate assets that are in transition and not currently cash flowing (1.00x or less).

WHY CONSIDER THIS PROGRAM?

- You need additional financing to complete a property acquisition or development project
- You're seeking short-term funding to rehabilitate an asset
- You need flexible, non-permanent capital to implement an expansion, renovations or conversion on a core commercial real estate asset
- You have a high-quality asset in a top-tier market

WHY CHOOSE RED OAK?

Red Oak can, depending on the upside potential, provide a higher loan-to-cost than many other small-balance bridge lenders in the market.

GARY BECHTEL, Chief Executive Officer

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CORE-PLUS BRIDGE LOAN PROGRAM

PROPERTY TYPES	Multifamily, Office, Industrial, Retail, Self Storage, Hospitality, Manufactured Housing
LOAN AMOUNT	\$2 Million to \$20 Million
LOAN PURPOSE	Acquisition, Stabilization, Refinance, Expansion, Rehabilitation, Situational
ASSET LOCATION	Primary, Secondary & Select Tertiary Markets
MAXIMUM LTV / LTC	Up to 75% LTV (based on stabilized value) Up to 85% LTC (based on transaction underwriting)
INTEREST RATE	Starting at 7.99% (interest only)
LOAN TERM	1 to 5 Years (fully extended)
ORIGINATION & EXIT FEES	Market competitive fees adjusted to loan size, timing and complexity
LIEN POSITION	First mortgage, deed of trust or note hypothecation for note-on-note financing
CAPEX HOLDBACK	Holdbacks for renovations, with timely review and disbursements typically occurring within 10 days after submission of complete draw request package
RECOURSE	Non-recourse, other than standard “bad boy acts” or recourse structure for higher-risk transactions
TIMING TO CLOSE	30 to 45 days from application
EXTENSIONS	6 to 12 months, available at market extension fees
AMORTIZATION	Interest only, more structure/sweeps may be required on case-by-case basis
DEBT SERVICE RESERVE	Below 1.0x DSCR acceptable if supported by a debt service reserve (cash-flowing assets preferred)
MINIMUM INTEREST	Minimum interest pre-payment penalty, generally half of initial term
TI / LC / REHAB FACILITY	Future funding facility toward tenant improvements, leasing commissions and rehab costs
DEPOSITS	Expense deposit adequate to cover third-party reports, legal fees and other customary deal costs

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