

Bridge Lending Program

Bridge Financing designed for flexibility, speed, and best-in-class execution.

— LOAN PARAMETERS	
Loan Size	\$5MM – \$50MM+ Larger transactions considered case-by-case
Leverage	Up to 80% LTC Up to 75% Stabilized LTV
Term	12 – 36 Months Extension options available
Amortization	Interest-Only
Pricing	SOFR + 350 – 650 bps
Recourse	Non-recourse available with standard bad-boy carve-outs
Prepayment	Flexible / Minimum 1 year Interest
CapEx / Reserves	Holdbacks & interest reserves structured to business plan
Execution	7–14 days to issue a term sheet and 30–60 days to close. In select cases, our bridge program can execute closings in as little as 14 days.
Geography	Nationwide Strong Growth Markets Major MSAs

<p>— LOAN PURPOSE</p> <ul style="list-style-type: none"> ● Acquisition (Value-add / Lease-up) ● Refinance / Recapitalization ● Construction Takeout ● Discounted Payoffs / Note Purchases ● Opportunistic / Special Situations 	<p>— ELIGIBLE PROPERTY TYPES</p> <ul style="list-style-type: none"> ● Multifamily ● Build-to-Rent (BTR) / SFR Communities ● Industrial / Flex / Warehouse ● Retail (Selective) ● Self-Storage ● Hospitality (Selective) ● Mixed-Use
<p>— TARGET TRANSACTIONS</p> <ul style="list-style-type: none"> ● Lease-up / Transitional Assets ● Value-add Execution ● Near-term Maturities ● Capital Structure Solutions (LP Buyouts, Pref Recap) ● 1031 Timing Constraints ● Borrowers seeking speed + certainty of execution 	<p>— SPONSORSHIP</p> <ul style="list-style-type: none"> ● Demonstrated track record in asset class ● Meaningful equity contribution ● Sufficient liquidity & net worth ● Clear exit strategy ● Institutional, regional & family office sponsors welcome

— THE HUMMINGBIRD EDGE

<ul style="list-style-type: none"> ● Speed & Certainty — Close on tight timelines; term sheets issued in 7–14 days, closings in 30–60 days (as fast as 14 days in select cases) 	<ul style="list-style-type: none"> ● Primarily Non-Recourse — Standard bad-boy carve-outs; sponsor-friendly structure
<ul style="list-style-type: none"> ● Transitional Asset Expertise — Deep experience in lease-up, value-add, and repositioning transactions 	<ul style="list-style-type: none"> ● Flexible Structuring — Holdbacks, interest reserves, and loan terms tailored to your specific business plan