

Nationwide Bridge Lending

Middle-Market Investments
Institutional Approach



Middle Market Capital Solutions

Since our first investment in 2015, EM has emerged as the preeminent capital provider the the historically underserved CRE middle markets, with over \$320M issued across 175 investments.

Our senior and mezzanine lending platform provides short-term bridge loans to experienced sponsors across the US. Our borrowers benefit from nimble, reliable capital capable of tailoring to nuanced transactions and short closing timelines. We invite prospective borrowers to reach out to our investments team to learn more about our process and parameters.

The EquityMultiple Advantage



Surety of Funding

EquityMultiple provides firm debt commitments utilizing balance sheet capital to close, with no syndication risk to its operating partners.



Speed and Flexibility

With committed capital and seasoned team of investment professionals, EquityMultiple can underwrite loans and close in timeframes as short as three weeks.



Single-Entity Counterparty

EquityMultiple invests capital as a single entity in every transaction. From Origination to Asset Management, EquityMultiple has internal dedicated teams which act as a single point of contact for the our sponsor-partners.

Investment Criteria

Asset Classes:

	Student Housing
	Senior Housing
Multifamily/Mixed-Use	Self-Storage
Industrial	Hospitality
Office	Manufactured Housing
NNN Retail	RV/Campground

Loan Purpose:

Acquisition
Value-Add/Reposition
Partnership Restructuring
Special Situation
Construction

Bridge Lending Parameters

Loan Amount	\$5M-\$20M
Leverage	85%+ LTC
Closing Period	2-3 Weeks
Term	6 - 36 Months
Rates	From 6%
Origination Fee	From 1%
Prepayment Penalties	None
Geographies	Top 50 MSA's

Deal Submission Requirements

Offering/Credit Memorandum
Financial Model
Sponsor History and REO Schedule
Market Study/Comp Report
Sample Asset Management Report

Sponsor Requirements

\$100M in Past/Current AUM
Relevant Transaction and Market Experience
Non-Recourse Carveout Guaranty
Completion Guaranty on Construction
No History of Default or Late Payment
Criminal and Bankruptcy Background Check

From Our Sponsors

From the moment we met Henry, Charles, Marious and the rest of the Equity Multiple team, it has been nothing but a seamless and amazing experience. They are extremely friendly, likeable and authentic individuals, whose desire to help their investors and their sponsors shines through. Most importantly, they have consistently met and exceeded our expectations with regards being fair, the timeframes, processes and equity raise initiatives. We look forward to growing our relationship in the years ahead, aligned with their continued success.

Martin Freeman
Orbvest

From the moment we engaged EquityMultiple, [The EM Team] were dynamic and made us feel very comfortable with their transparency and responsiveness. Their process was efficient, their negotiations fair, and from acquisition through the handoff to their in-house asset management team, we've really enjoyed our partnership.

Lee Silpe
Skyline Management

Select Debt Transactions



Brooklyn Luxury Condo | New York, NY
\$4,000,000 | Condominium



Manhattan Condo | New York, NY
\$6,000,000 | Condominium



Historic Detroit Office | Detroit
\$2,000,000 | Office



Chicago Data Center | Chicago, IL
\$3,000,000 | Office

Contact Us

Reach out to our investments team to submit a project or to learn more about the future of real estate investing



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