

# Bridge Loans

## Grow Your Pipeline! Get Deals Done!



**We Lend Our Own Capital**  
**Asset Based | Fast Funding | Broker Friendly**

### ASSET CLASS

- 1-4 units
- SFR
- Multi-family
- Condo
- Condotels (no min size or kitchen requirements)
- Industrial
- Retail
- Mixed Use
- Land
- Leasehold (Hawaii only)

### GEOGRAPHIC REGION

- 42 states (depending on asset class)
- Specific focus on Hawaii, Washington, Idaho, Sunbelt, South and Southeast states

### BORROWER REQUIREMENTS

- No personal income verification
- FICO scores as low as mid 500s
- Must be investment property
- Must lend to an LLC

### TYPICAL TERMS

- Terms 6-36 months. Extensions possible.
- Interest-only payments
- 60% - 80% LTV
- First liens
- Second lien - case by case
- Case by case: 2nd lien for backup security
- Up to 100% of renovation budget (Typically cap at 65% of ARV. 70% on exception with compensating factors)
- Case by case: non-recourse (good for Self-Directed IRA investors)
- No NMLS license needed in most states

### BROKER COMPENSATION



**Brokers are Protected**



**Commission Flexibility**



**Brokers are paid on the HUD (borrower paid)**

## SUBMIT A LOAN

**Call 808-566-6611**

**Email [info@myerscapital.com](mailto:info@myerscapital.com)**

- Award-winning, privately-owned residential and commercial mortgage banking company
- We work with mortgage brokers and real estate professionals
- Competitive rates
- Residential and commercial loan programs
- Specialized investment property financing including private mortgages
- Relationship-based company
- Over 25 years in business

### Myers Capital

Residential and Commercial Lending

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**808-566-6611**

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