



BRIDGING THE GAP IN REAL ESTATE FINANCING

SUBORDINATE AND BRIDGE DEBT SOLUTIONS

E2MV Capital, operating with its own dedicated capital, specialized in Preferred Equity, Mezzanine and Bridge Debt throughout the United States. With an interdisciplinary approach, we collaborated on tailored capital solutions to meet your gap financing needs.

We look to be a strategic capital partner for our borrowers, in contrast to the loan-to-own tendencies seen elsewhere.

Lending Parameters		
Strategy:	Bridge Debt	Subordinate Debt
Investment Size:	\$5 to \$75 MM+	\$4 to \$15 MM+
Structure:	First Mortgage	Mezzanine Loans, Preferred Equity, B-Notes, 2 nd Liens
Rate:	10.0%+, Fixed or 450+ over SOFR, floating	13.0%+, Fixed or Floating
Current Pay:	Required: interest reserve when necessary	Partial accrual ok: interest reserve when necessary
Origination Fee:	1.0% +	1.0% +
Term:	12 to 36 months	12 to 36 months
Max LTV:	Up to 80%	Up to 85%
Minimum DY/DSCR:	None	None
Minimum Interest:	9 months+	
Recourse:	Typically, non-recourse with standard carveouts	
Geography:	Core and Secondary Markets in the United States	
Asset Classes:	Major asset classes; land considered selectively at lower LTV.	
Closing Timeframe:	Minimum of 30 Days	
Funding Uses		
Lease-up / Stabilization	Recapitalizations	Rehabilitation (No Ground Up Construction)
Property Acquisition	Complex Deal Structures	Bridge to Sale

CONTACT US

Marc Perusse
303-916-8330
Marc@e2mventures.com

Kristin Bertram
917-703-5670
Kristin@e2mventures.com