



Institutional Bridge Lending | Core and Opportunistic Programs for Complex Commercial Deals

	Core	Opportunistic
Loan Size	\$500,000 – \$5M	\$5M – \$50M
Leverage	Up to 75% LTV / 90% CLTV	Up to 80% LTV / LTC
Asset Class	1–4 family, non-warrantable condo, multifamily, retail, office, warehouse, mixed-use, self-storage, automotive	Luxury SFR, retail, industrial, hospitality, multifamily, condo inventory, student housing, self-storage & special purpose facilities
Rate	6.5%+	SOFR + 350 to 700
Term	12-month / 5-yr ARM / 30-yr Fixed	1–3 Years
Geography	Nationwide	Global
Fees	1%+	1%+ / equity participation

Scenario Highlights

- ✓ Fast closings that require speed and certainty of execution
- ✓ Bespoke structuring / special situations (note financing, partnership buyouts, transitional properties)
- ✓ Transitional properties
- ✓ Complex borrowers / sponsorship (foreign nationals, credit challenges, etc.)
- ✓ Construction financing (ground up, construction completion, etc.)
- ✓ Recourse and non-recourse options

At Golden Bridge Capital, we specialize in creative lending solutions for real estate transactions across a wide range of asset classes. Our platform is built for speed and reliability — enabling us to move quickly, structure deals thoughtfully, and deliver custom financing solutions with confidence to meet the needs of clients who are underserved by traditional lenders.



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