

Program Benefits

NewPoint offers a customized and flexible bridge lending solution to provide short-term, efficient, interim financing for the acquisition, rehabilitation or stabilization of multifamily properties looking to refinance with Agency debt in the future. The program allows for flexible loan terms and a streamlined execution tailored to the borrower’s business plan.



INCREASED PROCEEDS

Higher dollars than traditional sources and the ability to fund capital expenditures.



EASE OF EXECUTION

NewPoint and FBRT providing both the bridge and stabilized financing solution as a one-stop shop.



LOWER COST

Significantly lower overall cost of capital.



IN-HOUSE SERVICING

In-house servicing provides effective future fundings and draw requests.



VARIOUS PROJECT TYPES

Lease-up and value add projects for conventional, affordable, student, Build-to-Rent, and Senior’s housing properties.



AFFILIATED CAPITAL STACK OPTIONS

Structured to be combined with a variety of NewPoint or FBRT solutions such as mezz financing or preferred equity.

Program Terms

TERMS	Generally, three-year initial terms with extensions up to five years.
LOAN AMOUNT	\$10 million to \$400 million+
PROPERTY TYPES	Conventional, affordable, students, build-to-rent, seniors housing
LTV / LTC	Up to 75% of total cost with ability to structure additional leverage
DSCR	Generally, 1.25x upon stabilization
RATE	Competitive risk adjusted spreads floating over 30-day SOFR
PREPAYMENT PROVISIONS	Flexible, subject to minimum interest
RECOURSE	Non-recourse subject to standard carveout provisions
ESCROWS	Tax and insurance escrows generally required
FEES	1.0% origination and exit fees (exit fee waived with NP agency refi)
GEOGRAPHY	Top 75 U.S. MSAs



\$85.4M

Bridge Loan
Acquisition Financing
Multifamily Portfolio
750 Units
DE, FL, IN, KY, + OH

\$66M

Bridge Loan
Lease-Up Refinance
Multifamily Property
330 Units
Charlotte, NC

\$53M

Bridge Loan
Acquisition Financing
Healthcare Portfolio
700 Units
Rochester, NY

\$45.4M

Bridge Loan
Lease-Up Refinance
Multifamily Property
324 Units
San Antonio, TX

\$44.2M

Bridge Loan
Refinance
Multifamily Property
243 Units
Arlington, TX

\$23M

Bridge Loan
Lease-Up Refinance
Multifamily Property
87 Units
Bluffdale, UT

\$21M

Bridge Loan
Refinance
Multifamily Property
246 Units
Houston, TX

\$13.1M

Bridge Loan
Refinance
Multifamily Property
60 Units
The Villages, FL

\$11.8M

Bridge Loan
Refinance
Affordable Housing
100 Units
Newark, DE

