



Real Estate Finance

- ▶ *Bridge Loans*
- ▶ *Senior Stretch Loans*
- ▶ *Mezzanine Loans*
- ▶ *Land Loans*
- ▶ *Hard Money*
- ▶ *Debtor-in-Possession*
- ▶ *Loan Acquisition Financing*
- ▶ *Warehouse Facilities*

Corporate Finance

- ▶ *Recapitalization*
- ▶ *Asset Based Stretch Loans*
- ▶ *Acquisition Financing*
- ▶ *Senior Financing*
- ▶ *Subordinate Financing*
- ▶ *Debtor-in-Possession*
- ▶ *Accounts Receivable*

Southbridge Investments LLC

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Additional information on Southbridge
may be found at www.southbridgeinv.com.



EXECUTION

CERTAINTY

SPEED

PROVIDING CREATIVE CAPITAL SOLUTIONS
FOR MIDDLE MARKET COMPANIES AND
REAL ESTATE INVESTORS AND DEVELOPERS



Providing creative capital solutions for middle market companies and real estate investors and developers

COMPANY OVERVIEW

Southbridge is an affiliate of a \$23 billion investment and asset management firm. We are a direct lender actively seeking real estate and corporate lending and acquisition opportunities nationwide with targeted investments of \$15 million to \$200+ million. Southbridge makes investments in real estate debt and equity, middle market companies, receivables, leases and essentially all types of asset-backed securities and loans. Many of the Company's investments are unconventional and are structured specifically to meet our clients' individual needs. As a non-bank asset-based lender, Southbridge tends to have a greater risk appetite and doesn't require many of the financial covenants that banks typically require. The combination of our speed, flexibility, knowledge and financial strength provides our clients with reliable and sophisticated financing solutions.

COMMERCIAL REAL ESTATE

Southbridge provides traditional as well as high leverage and other creatively structured financing to commercial real estate investors, developers and companies.



We specialize in originating and acquiring mezzanine loans, bridge loans, high leverage and senior stretch loans (90% LTV) as well as provide loan acquisition financing and warehouse facilities. Southbridge also acquires special situation commercial real estate properties that require a 20+ year investment horizon to capture underlying asset value. Southbridge's significant financial strength combined with its knowledge and experience with structuring complex transactions provide our commercial real estate clients with a flexible and aggressive source of capital.

Loan Size:	\$15 million to \$200+ million
Property types:	Office, industrial, multifamily, medical office, hotels, retail, self-storage, land and specialty properties including marinas, sports and entertainment arenas.
Location:	United States, Caribbean, Canada, Mexico, Europe.
Structure:	Bridge loans, mezzanine loans, high leverage senior stretch (90% LTV), Debtor-in-Possession, hard money, warehouse facilities, loan acquisition financing.
Term:	1 - 3 years plus extension options
Pricing:	Competitive rates and fees adjusted for risk and leverage.
Timing:	Term sheet within two days of full submission/closing within 5 to 30 days.

CORPORATE LENDING

Southbridge provides middle market companies with asset-based financing solutions to accommodate growth and expansion strategies and to provide liquidity. We provide innovative structured finance solutions for recapitalizations, acquisitions, accounts receivable/asset based financing, Debtor-in-Possession financing and subordinate financing. Southbridge's significant financial strength combined with its knowledge and experience with structuring complex transactions provide our corporate clients with a flexible and aggressive source of capital.

Loan Size:	\$15 million to \$200+ million
Industries:	Healthcare, oil & gas, agriculture, sports/leisure, film/entertainment, technology/telecom, broadcasting, aircraft, restaurant/franchises, commercial equipment, industrial, manufacturing metals/mining, transportation as well as others.
Structure:	Leveraged loans, receivables finance, healthcare leveraged finance, Debtor-in-Possession financing, asset based loans, acquisition financing, senior/subordinate financing, senior stretch loans, growth financing, recapitalization.
Term:	1 - 5 years
Pricing:	Competitive rates and fees adjusted for risk and leverage, usually includes warrants.

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