ROCKFORD LENDING

DIRECT LENDING & EQUITY PROGRAM

Bridge, Construction & Preferred Equity for Commercial Real Estate

"Straight terms. Fast close."

GEOGRAPHY

Focus: All states from Texas eastward

ASSET TYPES (ELIGIBLE)

Industrial: Warehouse, flex, light manufacturing, industrial outdoor storage
Office: Single-tenant or large-block tenancy; whole-building and full-floor users
Multifamily: Class A and B apartment properties

FINANCING & EQUITY SOLUTIONS

Construction Financing: Ground-up and heavy value-add; shovel-ready deals
Value-Add & Bridge: Repositioning, lease-up, and stabilization capital
Preferred Equity: Behind institutional senior debt; acquisition and recapitalization
Gap Capital: Funding between senior loan proceeds and total project cost

LOAN PARAMETERS

Loan Size: $1MM – $10MM	**Term:** 3 – 18 months	**Closing:** As fast as 1–2 weeks
Max LTV: Up to 70%	**Interest Rate:** Market bridge rates	**Amortization:** Interest-only

STRUCTURE

Recourse: Full or partial
Position: First mortgage; subordinate and preferred positions considered
Prepayment Penalty: None

SPONSOR REQUIREMENTS

Experience: Sponsor must have a track record with the asset type
Construction: Comparable completed projects, or a general contractor with a verifiable track record

Terms shown are indicative only and subject to underwriting, credit approval, and final documentation. This summary does not constitute a commitment to lend.

LET'S DO BUSINESS

Joe Davidson
JD@rockfordam.com
+1 (347) 713-2343

Steven Makowsky
SM@rockfordam.com
+1 (917) 593-1469

Nate Isbee
NI@rockfordam.com
+1 (410) 925-5153

rockfordam.com

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