

In Commercial Real Estate, Time is Money

K2 Capital is committed to adding value for borrowers by minimizing the time and expenses associated with finalizing real estate-backed bridge loans.

About our Bridge Loans:

K2 Capital is revolutionizing the conventional loan closure process by enhancing efficiency and reinforcing our alignment with borrowers' needs.

Our approach allows borrowers to benefit from more efficient procedures, lower transaction fees, and quicker loan completions, freeing them to concentrate on their primary business operations.

Common Fund Uses:



Construction



Seizing Time Sensitive Deals
15-30 days average



Acquisition and Renovation



Structured Transactions



Lease Up Scenarios



Partner Buyouts



Other Uses depending on borrowers's specific needs

Terms

- **Loan Amount:** \$1M to \$100M+
- **Loan Purpose:** Purchase, Refinance
- **Loan to Value:** Up to 75% (office limited to 50% LTV max). Higher advance rates considered on deal specific basis.
- **Credit Score:** Required for full recourse loans; score used for pricing
- **Occupancy:** Investor and Owner/ Occupied
- **Recourse:** Recourse and Non-Recourse available
- **Origination Fee:** 1%+
- **Term:** 6 - 36 Months (Deal Dependent)

Asset Classes

- Multifamily
- Mixed-Use
- Retail
- Office
- Industrial
- Self-Storage
- Single Tenant NNN Property
- Development Sites

