



BRIDGE LOAN REPAYMENT & REFINANCE STRATEGY

The purpose of this private loan is short-term bridge financing to complete renovation and activate a revenue-producing, owner-occupied commercial property.

During the initial six-month bridge period, the borrower will service interest-only payments at the private lender's designated rate, with all fees and interest paid as agreed. No principal amortization is relied upon during the bridge term.

Concurrently, the property will transition from renovation to stabilized operation through storefront retail sales, greenhouse-supported inventory production, and e-commerce fulfillment. These revenue streams are designed to generate predictable, recurring operating income within the subject property, sufficient to demonstrate operational stability and lender-acceptable cash flow.

For the purposes of refinance underwriting, stabilization is defined as consistent monthly gross revenue generated from on-site operations, normalized operating expenses, and a documented operating history sufficient to support a traditional commercial mortgage application.

Within approximately six months of stabilization, the borrower intends to refinance the property through a chartered commercial lender, with refinance proceeds used to retire the private loan in full.

The private lender's return is therefore generated through contracted interest and upfront fees, rather than long-term exposure to the asset. This structure limits duration risk while transitioning the property from renovation status to a stabilized, financeable commercial asset suitable for conventional underwriting.
