BRIDGEWAY CAPITAL

Flats on Forward, a project of **Action Housing**

Construction and Renovation Loans

Our loans can help you:

- Purchase, expand, or renovate commercial real estate, including multi-family and affordable housing.
- Close gaps in your capital stack.
- Lower interest expense with draw facilities, so capital enters the project when needed.
- Advance projects with loan-to-value ratios higher than what banks allow.

Eligibility checklist:

- For-profit or nonprofit developers.
- Located in Bridgeway's service area of western Pennsylvania, eastern Ohio, or northern West Virginia. *Bridgeway strongly prioritizes businesses located in low-to-moderate income areas.*
- Minimum credit score of 625.

Get Started

Connect your plan to capital—inquire today.

Let's build spaces that serve our communities.

Whether you're creating affordable housing, developing leased retail space, or transforming a vacant building into a community asset, Bridgeway Capital provides acquisition, renovation, and a loans that help local commercial real estate developers and nonprofits bring community-minded real estate projects to life.

Bridgeway understands the unique challenges of revitalizing real estate in historically underinvested areas. Our expert business assistance specialists can help you navigate the complexities of purchasing, developing, and managing real estate.

Together, we can create places where people live, work, and thrive.

Loan Features:

Maximum Loan Size	$10,000,000
Typical Terms	Construction to Perm Loans: 10-20 years (amortization periods considered)
Rates	Fixed rates from 5.25 – 11.75%
Construction Contingency	A 5 – 10% construction contingency must be factored into the project budget.
Maximum Financing	Up to 90% of total project costs.
Fees	Loan origination fee of 1% for nonprofits; 2% for for-profit businesses plus closing costs and any third-party fees for appraisal, legal, etc.
Draw Facility	Loan funds may be disbursed on a draw basis for construction projects, typically tied to project milestones or reimbursable expenses. Borrowers submit draw requests with supporting documentation (e.g., invoices, payment receipts), and funds are released upon approval. Draw schedules are customized based on project needs and funding timelines.
Repayment Terms	Principal and interest payments each month. Extended interest-only periods will be considered during the construction period on a case-by-case basis.