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# ENVOYNNN

**Acquire more with less equity.**  
Envoy's bridge loan program for net lease properties makes it easy.

## TRANSACTIONS PREFERRED

- Net lease, single tenant properties
- Credit / non-credit tenants
- NNN lease structure: 8-year+ lease term
- Transaction structures:
  - Bridge to long-term financing
  - 1031 trade facilitation
  - Blend to extend
  - Portfolio purchased to flip
  - Sale/Leaseback transactions
  - Retailers: First right of refusal purchases
- Well-defined exit strategy:
  - Defined refinance strategy
  - Value creation plan in place
  - Highly marketable properties
- Transaction size:
  - Minimum: \$1,000,000
  - Maximum: \$10,000,000
- Sponsorship:
  - Strong balance sheet
  - Extensive real estate experience

## DEAL STRUCTURE DETAILS

- Up to 90% Loan to Purchase price
- Maximum of 85% Loan to Value
- Minimum DSCR ratio: 1.15
- Loan term:
  - Minimum: 6 months
  - Maximum: 24 months
- Pricing:
  - Prime-based interest
  - Fees: origination and exit
  - Interest only
- Geographic area: nationwide

## TO LEARN MORE, CONTACT:

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