

# How Commercial Real Estate Owners Can Take Advantage of Bridge Loans in the Coming Year

**As the traditional commercial real estate lending market remains tight amid rising rates, bridge loans are expected to become an increasingly important form of financing in 2023. CRE owners looking for new options to finance their properties can tap into this reliable form of financing.**

UC Funds' Research Team notes that capital stacks for many real estate projects are being challenged by the less liquid market environment, making rescue capital, mezzanine debt and preferred equity more important than ever. With a large wave of loan maturities occurring in 2023, owners must remain nimble and lenders will need to get creative. **Providers of rescue capital, mezzanine debt and preferred equity will be in high demand as loan maturities hit in 2023.**

CRE owners should take advantage of bridge loans in the coming year to secure financing for their projects, while waiting out rising rates and more traditional underwriting standards. When asked about the optimal strategy for borrowers, Ross Pemmerl, Chief Credit Officer, said "Our agility has led us to focus on providing borrowers the time they need to capture value and let the capital markets settle - to finish projects and focus on permanent debt solutions."

## 3 Reasons to Contact UC Funds for your Bridge Loan needs:



**UC Funds is the most entrepreneurial financial ally in the market that has been providing innovative capital solutions for more than 30 years.** We are known for financing projects with complicated capital stacks and our vertically-integrated offerings allow our development and asset management expertise to understand your vision when others don't.



**Our UC GO Bridge Loan Program offers short-term financing to owners of multifamily and commercial real estate projects.** UC GO supports cash-flowing projects that need a little more seasoning as well as non cash-flowing projects that need 6 months more to obtain their CO. UC GO helps you recapitalize, extend, and complete your project without losing your equity and investment.



**With experienced in-house underwriting and asset management, our platform helps sponsors and owners secure the funds they need for their projects.** As a private CRE lender, we are your partner and ally, vetting deals in advance to offer speed and certainty of execution.