



Commercial Bridge Loan Fund

Are you seeking more financial flexibility and independence? Partnering with us allows you to invest in a security that earns a 6% annual preferred return, payable monthly, for one year.

Woodbridge Commercial Bridge Loan Fund 1, LLC is available to accredited investors interested in potentially generating a return of 6% annually, through this meaningful, measurable investment opportunity. Here's a little information about the Fund.

A bridge lender loans short-term financing to a commercial borrower working to qualify for a conventional loan to achieve their commercial real estate goals. Higher interest rates and loan fees compensate the lender for the higher level of risk they are taking on by providing financing to borrowers with properties that are outside of the conventional standard.

The Bridge Loan Fund lends directly to affiliate lenders, who then lend those funds as 1-year bridge loans secured by commercial real estate. Each Bridge Loan Fund loan is secured by a first position lien on the proceeds of a particular mortgage in the commercial lender's inventory, and each property securing the commercial mortgage holds a low loan-to-value (LTV) ratio to ensure that all mortgages are worth considerably more than the loans themselves at closing.

The investment puts you in control. It can be held for one to five years, and you can determine each year whether to continue in the security. If the investment is held for the full-term, you're eligible to receive an additional 1% accrued incentive, for an aggregate payout of 7% annually over five years.

Securities are speculative and involve a high degree of risk. Prospective investors are urged to read the Confidential Offering Memorandum, available upon request, including without limitation the section entitled "Risk Factors." This message does not constitute an offer to sell or a solicitation of an offer to buy securities.

The Offering

- \$50 Million of Units
- \$100,000 per Unit
- Total Unit offering of 500 Units
- \$100,000 minimum investment (the Company may accept smaller subscriptions in its sole discretion)
- Accredited investors only (must be able to prove accredited status)
- 12-month term
- 6% preferred dividend, per annum paid monthly
- Plus an additional 1% accrued preferred dividend after five years from the date of purchase of each respective Unit

> Get in touch with us!

You worked hard for your money. It's time for your money to work hard for you. We look forward to learning more about your financial goals, and how the commercial bridge loan fund can help deliver the financial future you deserve.

Call one of our Woodbridge financial professionals now at 1-866-815-4431.