



438 Park Rd. NW
Washington, D.C. 20010
3-Unit Condominium Conversion Project





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Owner/Project Manager Expertise and Track Record: The Owner/Project Manager has a proven record of success in execution of projects in DC's Columbia Heights historic neighborhood. They have proven that their results are repeatable.

Market Insights – Washington, DC Condos

- **Stability with Opportunity:** DC median home price is around \$700K, down 2.1% YoY, with condos showing resilience amid moderated appreciation
- **Eased Pressure, Balanced Market:** Market listings have gone up 41%, yet median days to pending is 56. This demonstrates very healthy buyer-seller dynamics.
- **Macro Trends:** Return-to-office mandates, low housing supply, and major developments (e.g., Hill East waterfront) underpin demand.
- **Luxury Influx Maintains Premium:** High-net-worth buyers continue to purchase cash in DC's top tier and moderately high net-worth buyers are our target market.

The Primary Benefits of this Investment

1. High-yield, secured loan structure with no investor fees
2. Sponsor-paid borrower costs eliminate hidden deductions
3. Proven model reduces execution risk
4. Strong DC condo fundamentals support market viability
5. Clear exit strategy through refinance or resale

Bridge Fund Development Group LP

Mini Private Placement Memorandum

August 04, 2025

A. Offering Summary

- Issuer: Bridge Fund Development Group LP
- Offering: Private 2nd Trust Note (Reg D, Rule 506(b))
- Target Raise: \$400,000 for the above project
- Use of Proceeds:
 - o Initial construction costs
 - o Prepaid interest
 - o Reimbursement of earnest money and closing costs
 - o Architectural, engineering, permitting, soft costs
- Security: 2nd-position deed of trust
- Term: 12–18 months; no prepayment penalty
- Investor Return: 18% annual net interest
- Sponsor Compensation (Borrower-Paid):
 - o Additional 6% interest premium
 - o 6-10 points at closing
- Minimum Investment: \$25,000

B. Investor Yield (Clean Return)

- Investors receive an unreduced 18% annual net return
- No fees, upfront points, origination fees, or deductions are charged to investors
- All sponsor compensation is paid by the borrower and does not reduce investor return

C. Project Cost & Fee Disclosure (Borrower Pays)

- Borrower total interest cost: 24% per annum, comprising:
 - o 18% investor yield
 - o 6% sponsor premium
- Borrower pays 6-10 points upfront points at closing
- These fees are borne by the borrower; investor capital and interest remain intact

D. Fee Summary Table

Description	Paid By	Amount
Investor Net Return	Borrower	18%
Premium Interest	Borrower	6%
Sponsor Points	Borrower	6-10 Points
Investor Fees	Investor	None

E. Project Overview

- Property: 438 Park Rd NW, Washington, DC 20010 (Old City 1/Capitol Heights Subdivision)
- Purchase Price: \$630,000
- Scope of Work: \$777,300
- After Repair Value (ARV): \$2,200,000
- Estimated Timeline: 12 - 15 Months Process
- Project Type: 3 Unit Condo Conversion Construction
- Loan Usage: Fund construction milestones (permits, foundation, framing) and reimburse prepaid interest, earnest money and closing costs

F. Investment Terms

- Security: 2nd Trust Deed behind existing 1st mortgage
- Loan Amount: \$100,000 - \$200,000
- Term: 12–18 months, interest-only loan with no prepayment penalty
- Disbursement: Tied to project milestones
- Exit Strategy: Loan repaid via sale or refinance

G. Risk Factors

- 2nd Position Risk: Repayment is subordinate to 1st mortgage; lender may need to pay 1st in default scenarios
- Construction/Permit Delays: Could delay milestone payments or repayment
- Market Risk: Value and sale depend on DC condo market absorption
- Exit Timing: Prolonged hold (up to 18 months) increases interest duration
- Fee Transparency: Clean investor returns; all sponsor fees are borrower-funded

H. Sponsor Profile

- Entity: Bridge Fund Development Group LP (Delaware LP)
- Sponsor: GP LLC managed by principal R.L. Hall, experienced in real estate-backed debt structures, zoning relief, redevelopment and condominium conversion processes
- Track Record: Prior successful commercial acquisition, redevelopment funding, and zoning relief applications. Experienced creative financing and mortgage lending
- Structure: GP LLC leads underwriting and reporting; LP investors are passive

I. Client Profile

- Entity: Bridge Fund Development Group LP (Delaware LP)
- Sponsor: Dynamic Real Estate Development Group LLC managed by principal Angela Phillips, licensed Realtor experienced in redevelopment and condominium conversion
- Track Record: Prior condominium projects with successful execution and sale
- Structure: Managing Member LLC provides project management to SPE LLC



BRIDGE FUND DEVELOPMENT GROUP LP
TERM SHEET – 2ND TRUST NOTE OFFERING

Issuer: Bridge Fund Development Group LP

Offering: Private 2nd Trust Note – 438 Park Rd. NW project

Minimum Investment: \$25,000 Target Raise: \$200,000

Interest:

- Investors: 18% per annum, paid upon sale or refinance
- Borrower: 24% per annum total (includes 6% sponsor premium)
- Upfront Points: 10% of loan, paid by borrower

Term: 12–18 months, interest-only; optional early prepayment

Security: 2nd-position lien on 438 Park Rd NW, Washington, DC

Use of Funds: Initial construction costs + prepaid interest reimbursement

Funding: Disbursable upon verified milestones (permits, inspections)

Exit Strategy: Loan repaid through refinance or sale

Risk Considerations: Subordination risk, permit delays, market absorption

Disclaimer: This term sheet is non-binding and subject to definitive documentation