



GLOBAL
MORTGAGE GROUP



Global Bridging Loans



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GLOBAL MORTGAGE GROUP

Dear Valued Client,

We founded Global Mortgage Group in 2017 originally to provide Asia-based investors seeking a mortgage for U.S. property direct access to wholesale lending in the U.S.

Traditional bank options are very limited and incredibly difficult to qualify for since they were created to accommodate their own citizens living domestically.

We have fixed this!

With over 300 lending relationships globally, we now offer mortgage loans to the **U.S., UK, France, Portugal, Canada, Australia, Thailand, and Japan**, as well as bridging loans in most countries globally.

Separately, we offer loans on crypto, listed shares, and debt, as well as private aviation and commercial vessels.

We are now introducing the concept of “**Financing as a Service**” to our private wealth and client advisor partners.

Our team is comprised of former senior investment bankers, private wealth managers, and investment managers, and we have created an institutional approach to financing.

That is to say; our team works with sophistication, care and transparency with our clients to ensure that their financing journey is as smooth as possible.

Included, you will find a list of our popular loan programs.

Thank you for the opportunity and we look forward to working with you.

Donald Klip, Co-Founder





GMG HK Bridging +

Who is this for?

- ✓ When speed of financing is the main priority
- ✓ Requires a down payment on new property while waiting for the sale proceeds of existing property
- ✓ Investors who need QUICK access to cash for personal investment opportunity or pay down existing debt
- ✓ To purchase property quickly in Hot property markets, then take time to refinance into bank loan after.
- ✓ Improve cash flow between payment cycles

Key Features:

- ✓ High 70% LTV
- ✓ Large loan amounts not offered by traditional banks
- ✓ No need to qualify based on personal income
- ✓ Fast 2 week funding times
- ✓ First and Second-Liens available

Loan Amount	HKD 20,000,000 No max
Interest Rate	Starting at 7%
Loan to value	Max 70%
Loan term	Typically 12-24 months
Qualifying	Source of funds, Proof of income, Clear exit strategy Pure asset-based lending so income is not a priority
Availability	All major areas in HK, Kowloon and New Territories
Use of property	Investment, Second home, Primary
Employment type	Doesn't matter
Cost and fees	- Origination fee: 1% (success fee) - Lender: 1% - All associated fees and costs: Variable



GMG Singapore Bridging+

Who is this for?

- ✓ When speed of financing is the main priority
- ✓ Requires a down payment on new property while waiting for the sale proceeds of existing property
- ✓ Investors who need QUICK access to cash for personal investment opportunity or pay down existing debt
- ✓ To purchase property quickly in Hot property markets, then take time to refinance into bank loan after.
- ✓ Improve cash flow between payment cycles

Key Features:

- ✓ High 75% LTV
- ✓ Large loan amounts not offered by traditional banks
- ✓ No need to qualify based on personal income
- ✓ Fast 2 week funding times
- ✓ First and Second-Liens available

Loan Amount	SGD 1,000,000 (min) No max
Interest Rate	Starting at 6%
Loan to value	Max 75%
Loan term	Typically 12-24 months Max up to 5 years
Qualifying	Source of funds, Proof of income, Clear exit strategy Pure asset-based lending so income is not a priority
Availability	Focus on: District 1, 9, 10, 11, 21 and Sentosa
Use of property	Investment, Second home, Primary
Employment type	Doesn't matter
Cost and fees	- Origination fee: 1% (success fee) - Lender: 1% - All associated fees and costs: Variable



GMG Thailand Bridging+

Who is this for?

- ✓ When speed of financing is the main priority
- ✓ Requires a down payment on new property while waiting for the sale proceeds of existing property
- ✓ Investors who need QUICK access to cash for personal investment opportunity or pay down existing debt
- ✓ To purchase property quickly in Hot property markets, then take time to refinance into bank loan after.
- ✓ Improve cash flow between payment cycles

Key Features:

- ✓ High 50% LTV
- ✓ Large loan amounts not offered by traditional banks
- ✓ No need to qualify based on personal income
- ✓ Fast 2 week funding times
- ✓ First and Second-Liens available

Loan Amount	THB 5,000,000 (min) No Max
Interest Rate	12% per annum (Fixed)
Loan to value	Max 50%
Loan term	Typically 12-24 months 3 years maximum
Qualifying	Source of funds, Proof of income, Clear exit strategy Pure asset-based lending so income is not a priority
Availability	Bangkok and its peripheral, key resort provinces
Use of property	Investment, Second home, Primary
Employment type	Doesn't matter
Cost and fees	- Origination fee: 1% (success fee) - Lender: 1-2% - All associated fees and costs: Variable



GMG Australia Bridging+

Who is this for?

- ✓ When speed of financing is the main priority
- ✓ Requires a down payment on new property while waiting for the sale proceeds of existing property
- ✓ Investors who need QUICK access to cash for personal investment opportunity or pay down existing debt
- ✓ To purchase property quickly in Hot property markets, then take time to refinance into bank loan after.
- ✓ Improve cash flow between payment cycles

Key Features:

- ✓ High 70% LTV
- ✓ Large loan amounts not offered by traditional banks
- ✓ No need to qualify based on personal income
- ✓ Fast 2 week funding times
- ✓ First and Second-Liens available

Loan Amount	AUD\$ 150,000 (min) No Max
Interest Rate	Starting at 7.49%
Loan to value	Max 70%
Loan term	Typically 12-24 months 3 years case by case basis
Qualifying	Source of funds, Proof of income, Clear exit strategy Pure asset-based lending so income is not a priority
Availability	Most metropolitan cities in Australia.
Use of property	Investment, Second home, Primary
Employment type	Doesn't matter
Cost and fees	- Origination fee: 1% (success fee) - Lender: 1-2% - All associated fees and costs: Variable



GMG UK Bridging +

Who is this for?

- ✓ When speed of financing is the main priority
- ✓ Requires a down payment on new property while waiting for the sale proceeds of existing property
- ✓ Investors who need QUICK access to cash for personal investment opportunity or pay down existing debt
- ✓ To purchase property quickly in Hot property markets, then take time to refinance into bank loan after.
- ✓ Improve cash flow between payment cycles

Key Features:

- ✓ High 75% LTV
- ✓ Large loan amounts not offered by traditional banks
- ✓ No need to qualify based on personal income
- ✓ Fast 2 week funding times
- ✓ First and Second-Liens available

Loan Amount	£100,000 (min) £30,000,000 (max)
Interest Rate	Starting at 0.6% per month
Loan to value	Max 75%
Loan term	Typically 12-24 months Max up to 5 years
Qualifying	Source of funds, Proof of income, Clear exit strategy Pure asset-based lending so income is not a priority
Availability	UK, Scotland
Use of property	Investment, Second home, Primary
Employment type	Doesn't matter
Cost and fees	- Origination fee: 1% (success fee) - Lender: 1-2% - All associated fees and costs: Variable



GMG Canada Bridging+

Who is this for?

- ✓ When speed of financing is the main priority
- ✓ Requires a down payment on new property while waiting for the sale proceeds of existing property
- ✓ Investors who need QUICK access to cash for personal investment opportunity or pay down existing debt
- ✓ To purchase property quickly in Hot property markets, then take time to refinance into bank loan after.
- ✓ Improve cash flow between payment cycles

Key Features:

- ✓ High 75% LTV Residential | 100% LTV Commercial
- ✓ Large loan amounts not offered by traditional banks
- ✓ No need to qualify based on personal income
- ✓ Fast 2 week funding times
- ✓ First and Second-Liens available

Loan Amount	CAD \$500,000 (min) CAD \$4,000,000 on single residential <i>No limit on commercial bridging loans</i>
Interest Rate	Starting at 5.75%
Loan to value	Max 75% Residential 100% Commercial
Loan term	Typically 12-24 months
Qualifying	Source of funds, Proof of income, Clear exit strategy Pure asset-based lending so income is not a priority
Availability	Greater Vancouver Area, Whistler, Kelowna, Victoria
Use of property	Investment, Second home, Primary
Employment type	Doesn't matter
Cost and fees	Origination: 1.5-2.0% (success fee) Appraisal: \$500 Residential \$2500 Commercial Legal: Start at \$1500 Residential \$2500 Commercial Lender: 1% First mortgage 2% for Second Lien



Corporate Deck
and Case Studies



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Head Office

171A Telok Ayer Street, Singapore 068621

Tel: +65 8430-1541

www.gmg.asia | hello@gmg.asia