



Current Lending Parameters

Eligible Property Types

- Multifamily Apartments
- Grocery Anchored Retail Shopping Centers
- Mixed Use
- CBD Office
- Suburban Office
- Medical Office
- Student Housing
- Warehouses / Distribution / Flex
- Flagged Hotels
- Parking Garage
- Self Storage
- Condo Unit Inventory Loans

Geography (Tier 1 Markets in US)

- Multifamily anywhere in USA
- New York - City
- New York - Metro
- Boston
- Philadelphia
- Washington DC
- Atlanta
- Austin
- Charlotte
- Chicago
- Dallas
- Denver
- Houston
- Los Angeles
- Miami
- Memphis
- Nashville
- Phoenix
- Portland
- San Diego
- San Francisco
- Salt Lake City
- Seattle

OTHER TIER 1 MARKETS WITH 500,000+ MSA CONSIDERED

All First Mortgages: Loan / Deal Sizes (\$2,000,000 - \$30,000,000+)

First Mortgages

- Loan to Value Ratio** Up to 75%
- Interest Rate** 10 - 14%
- Term** 1 - 3 years
- Amortization** Interest Only
- Recourse** Preferred
- Origination Fee** 2 - 3 Points
- Exit Fee** None
- Extensions** Yes
- Extension Fee** 1/2 - 1 Point
- Borrowing Entity** Special Purpose Entity

Purchasing Distressed Debt

- Loan to Value Ratio** Up to 75%
- Interest Rate** TBD
- Term** 1 - 5 Years
- Amortization** TBD
- Recourse** TBD
- Origination Fee** 2 - 3 Points
- Exit Fee** None
- Extensions** Yes
- Extension Fee** 1/2 - 1 Point
- Borrowing Entity** Special Purpose Entity

Financing Third Parties Purchasing Distressed Debt

- Loan to Value Ratio** Up to 75%
- Interest Rate** TBD
- Term** 1 - 5 Years
- Amortization** TBD
- Recourse** TBD
- Origination Fee** 2 - 3 Points
- Exit Fee** None
- Extensions** Yes
- Extension Fee** 1/2 - 1 Point
- Borrowing Entity** Special Purpose Entity