

**A nationwide lender, providing commercial real estate financing solutions.**

<b>LOAN PROFILE:</b>	Core/Core+ to heavy lift (repositioning) transactions
<b>PROPERTY TYPES:</b>	Multifamily, Office, Industrial, Retail, Self-Storage, R&D Flex, Manufactured Home Communities (other asset classes considered on a case-by-case basis)
<b>LOAN SIZE:</b>	\$5,000,000 to \$30,000,000
<b>PURPOSE:</b>	Floating-rate financing on income-producing properties
<b>GEOGRAPHY:</b>	United States
<b>TERM:</b>	24 to 36 months initial term, extensions negotiable (5 years max)
<b>INTEREST RATES:</b>	Term SOFR* plus 375+ BPS - Lower rates available on a case-by-case basis. Interest rate cap required.
<b>AMORTIZATION:</b>	Interest-only
<b>PAYMENTS:</b>	Interest-only
<b>LOAN-TO-COST:</b>	Maximum LTV: 75% (Higher LTC on a case-by-case basis)
<b>MINIMUM DSCR:</b>	Generally no minimum, however greater than 1.10 for Core / Core+ transactions
<b>LIABILITY:</b>	Non-recourse, with standard carve-outs
<b>LOAN FEES:</b>	1.0% - 1.5% of the committed loan amount**
<b>PREPAYMENT:</b>	Half of the initial loan term (will consider shorter prepayment on a case-by-case basis)
<b>SECONDARY FINANCING:</b>	Generally not permitted (considered on a case-by-case basis)
<b>OTHER COSTS:</b>	\$15,000 - \$25,000, plus legal and rate cap costs

\*CME Term SOFR-1 Month, \*\*Pricing and fees vary based on risk profile and loan size.  
Terms and Conditions subject to change. Program as of January 2022.