

A nationwide lender, providing commercial real estate financing solutions.

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