

Lending Program

First Mortgages - Traditional		Multifamily - Construction to Permanent		Structured Product - Subordinate Debt	
Investment Size:	\$25-\$300 MM	Investment Size:	\$50 - \$150+ MM	Investment Size:	\$10-\$100+ MM
Loan to Value:	up to 75% (80% Multifamily)	Loan to Value:	up to 65% of cost	Loan to Value:	up to 80%
Pricing:	Market Spread over UST; 30/360	Pricing:	Market Spread over UST; 30/360	Pricing:	5% +
Loan Term:	3-20+ Yrs	Loan Term:	10-20+ Yrs	Loan Term:	2-10 Yrs
Amortization:	Max 30 Yrs (IO Available)	Amortization:	Construction: IO Perm: Max 30 Yrs (IO Available)	Amortization:	Flexible
DSCR:	Min 1.20x	DSCR:	Min 1.25x	DSCR:	Min 1.10x
Structure:	Fixed & Floating Rate, 1st Mortgage	Structure:	Fixed Rate, 1st Mortgage	Structure:	Fixed or Floating Rate Mezzanine, Preferred Equity
Fees:	Par & Processing Fee	Fees:	1%	Fees:	.5% - 1%
Property Type:	CBD Office, Retail, Industrial, Multifamily, Full Service Hotel, Parking & Medical Office	Property Type:	Multifamily	Property Type:	CBD Office, Multifamily, Industrial, Medical Office, Retail, Full Service Hotel

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