

COMMERCIAL MORTGAGE LENDING

Select 2018/2019 loan closings:



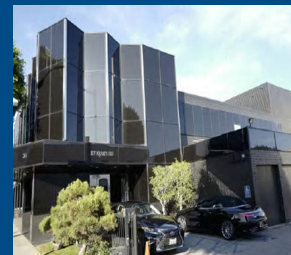
Oakland, CA
\$6,765,000
Multifamily



Portland, OR
\$9,515,000
Multifamily



Beverly Hills, CA
\$10,000,000
Retail/Office



Beverly Hills, CA
\$10,000,000
High Street Retail



Beverly Hills, CA
\$11,000,000
Medical Office



Costa Mesa, CA
\$16,000,000
Industrial



Santa Fe Springs, CA
\$23,950,000
Industrial



Stamford, CT
\$25,000,000
Mezz—Multifamily



Camp Springs, MD
\$26,250,000
Mezz—Multifamily



Norwalk, CT
\$31,500,000
Mezz—Multifamily



WALT HUGGINS
Executive Vice President
770-752-6712
whuggins@quadrantrea.com

First Mortgage			
Investment Size	\$10-\$50+ MM	Property Type	Key Features
Loan to Value	Up to 60% (Target 55% LTV)	<ul style="list-style-type: none"> • Office <ul style="list-style-type: none"> - CBD-Class A/B+ - Select Suburban/Transit-Oriented Locations • Multifamily <ul style="list-style-type: none"> - Class A/B+ - Select Garden-Style Properties • Industrial Bulk Warehouse • Medical Office • Grocery-Anchored Retail 	<ul style="list-style-type: none"> • Portfolio Lender • Non-Recourse • Flexible Loan Structures • Structured Prepayment • Interest-Only Available • Early Rate Lock Available • In-House Asset Management
Pricing	Market Spread over UST; 30/360		
Loan Term	5 - 10 Yrs		
Amortization	Max 30 Yrs (IO Available)		
DSCR/DY	Min 1.20x / Min 8%		
Structure	Fixed Rate		
Fees	Par + Processing Fee		
Markets	Top 20 Metro Markets, Select Secondary Markets		
Mezzanine			
Investment Size	\$15 - \$100 MM	Property Type	Key Features
Loan to Value	Up to 85%	<ul style="list-style-type: none"> • Office <ul style="list-style-type: none"> - CBD - Class A • Multifamily <ul style="list-style-type: none"> - Class A • Industrial Bulk Warehouse • Medical Office • Select Retail 	<ul style="list-style-type: none"> • Portfolio Lender • Assignment of 100% of Partnership Interests <ul style="list-style-type: none"> • Intercreditor Agreement Required • Sub Lender Cure Rights • Sr./Sub Loan Term Coterminous <ul style="list-style-type: none"> • 15% Partner Equity Preferred • Min 15% Investment in Total Capital Stack
Pricing	6.5% +		
Loan Term	2 - 10 Yrs		
Amortization	Flexible		
DSCR/DY	Min 1.10x / Min 6.0%		
Structure	Fixed or Floating Rate Mezzanine		
Fees	1/2% - 1%		
Markets	Top 20 Metro Markets		



WALT HUGGINS
 Executive Vice President
 770-752-6712
whuggins@quadrantrea.com