

# CORE PLUS AND STRUCTURED FINANCING

<b>LOAN AMOUNT</b>	<b>Senior:</b> \$30 to \$400 million   <b>Mezzanine/Preferred Equity:</b> \$15-100 million
<b>TERM</b>	3-7 years inclusive of extension options
<b>INTEREST RATE</b>	<b>Senior:</b> SOFR + 285-400 bps   <b>Mezzanine/Preferred Equity:</b> 10-14%
<b>LTC/LTV</b>	Up to 80% as-stabilized
<b>RECOURSE</b>	Non-recourse, except for standard carve-outs
<b>PREPAYMENT</b>	Flexible with minimum interest
<b>PROPERTY TYPES</b>	All major property types, storage, senior housing, student housing, and life science
<b>MARKETS</b>	U.S. Top 50 MSAs
<b>STRUCTURE</b>	Tailored for each transaction with future fundings, earnout fundings, release flexibility, and an interest reserve
<b>FEES</b>	Origination, exit, and extension fees may be applicable

## \$6.1B

Core Plus and  
Structured AUM

## \$1.4B

2023 Core Plus  
and Structured  
Financing

## REPRESENTATIVE INVESTMENTS



### Live Grandscape

\$76M  
Multifamily  
Dallas, TX



### Legacy at Wakefield

\$55M  
Multifamily  
Raleigh, NC



### Azusa Industrial

\$84M  
Industrial  
Azusa, CA



### Judd & Weiler

\$99.5M  
Multifamily/Retail  
Washington, D.C.



### FreezPak Cold Storage

\$25.9M  
Construction Mezz - Industrial  
Houston, TX



### Austin SH Development

\$37.5M  
Construction Mezz - Student Housing  
Austin, TX



### Riverpark

\$34.9M  
Health Care Senior Living  
Oxnard, CA



### Metro Self-Storage

\$35M  
Self-Storage  
Various Locations -NJ, NY, PA

All data as of 12/31/23 unless otherwise noted. Financing terms are subject to change. Representative transactions and images are for illustrative purposes only.  
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