

Loan Amount	\$2,500,000 minimum. No maximum
Loan Term	1 to 5 years
Amortization	Interest only or fixed principal pay downs
Minimum DSC	1.10
Maximum LTV	90%
Interest Rate	Floating rate over LIBOR index or Fixed. Rates vary based on risk profile, business plan, sponsorship, and other terms.
Eligible Property	Nationally located apartments, office, retail, hospitality and industrial. No land development or special use projects.
Eligible Borrower	Single-asset entity
Sponsorship	Good overall credit with sufficient liquidity and demonstrated experience completing similar transactions
Security	Pledge of ownership interests secured by UCC or preferred equity position. Additional credit enhancement (recourse, other collateral, letter of credit or other guarantees) to be determined.
Required Reports	Appraisal, Property Condition Assessment and Phase I
Prepayment	Usually permitted
Lender Fee	Origination and exit fees tbd