

PGIM Real Estate offers a non-recourse, core plus financing product for light transitional, light value-add, bridge and stabilized commercial real estate loans for all property types in primary and secondary markets.

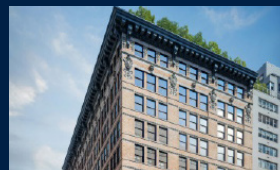
<b>Senior Debt</b>	\$25 to \$200 million
<b>Mezzanine Debt</b>	\$10 to \$50 million
<b>Term</b>	3-7 years inclusive of extension options
<b>Interest Rate</b>	LIBOR + 225 and greater
<b>Loan-to-Value</b>	Up to 80% as-stabilized
<b>Recourse</b>	Non-recourse, except for bad-boy carve-outs
<b>Prepayment</b>	Flexible with yield maintenance
<b>Property Types</b>	All major property types
<b>Markets</b>	U.S. Top 30
<b>Structure</b>	Future funding, release flexibility, interest reserve, and earnout funding
<b>Fees</b>	Origination, exit, and extensions may be applicable



Office | Santa Monica, CA  
\$100 Million Senior + Mezzanine



Mixed-Use | Playa Vista, CA  
\$35 Million Mezzanine



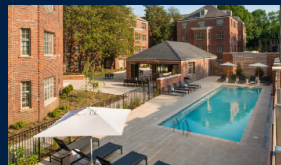
Office & Retail | New York, NY  
\$88 Million Senior + Mezzanine



Office | Houston, TX  
\$92 Million Senior



Industrial | Chicago, IL  
\$50 Million Senior



Multifamily | Washington, DC  
\$65 Million Senior



Creative Office | Atlanta, GA  
\$37 Million Senior



Multifamily | Boston, MA  
\$105 Million Senior

## Contacts

**Trent Brown** | Mountain States  
Orange County  
310-295-5042  
trent.brown@pgim.com

**Jace Bertges** | Los Angeles  
San Diego  
310-295-5042  
jace.bertges@pgim.com

**Liz Velazquez** | Northern California  
415-291-5010  
elizabeth.velazquez@pgim.com

**Natalia Todorov** | Northwest  
Northern California  
415-291-5085  
natalia.todorov@pgim.com

**Paul Geyer** | Southwest  
214-721-6007  
paul.geyer@pgim.com

**Christy Lockridge** | Midwest  
312-228-6505  
christy.lockridge@pgim.com

**Brett Ulrich** | New England  
Northeast  
212-329-3213  
brett.ulrich@pgim.com

**Justin Levitt** | Tri-State  
Northeast  
212-329-3215  
justin.levitt@pgim.com

**Stephen Shaw** | Mid-Atlantic  
571-357-7903  
stephen.shaw@pgim.com

**Craig Foreman** | Midwest  
312-565-6251  
craig.foreman@pgim.com

**Trace Wilson** | Southeast  
Seniors Specialist  
404-704-8948  
trace.wilson@pgim.com

**Tom Goodsite** | National Accounts  
404-704-8946  
thomas.goodsite@pgim.com