

# CORE PLUS FINANCING

PGIM Real Estate offers a comprehensive range of non-recourse, core plus commercial real estate loans for transitional, value-add, and stabilized properties across all sectors and in both primary and secondary markets.

<b>SENIOR DEBT</b>	\$30 to \$400 million
<b>MEZZANINE DEBT</b>	\$10 to \$100 million
<b>TERM</b>	3-7 years inclusive of extension options
<b>INTEREST RATE</b>	Senior: LIBOR + 250-350 bps   Mezzanine: 6-12%
<b>LOAN-TO-VALUE</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 medical office.
<b>MARKETS</b>	U.S. Top 50
<b>STRUCTURE</b>	Future funding, release flexibility, interest reserve, and earnout funding
<b>FEES</b>	Origination, exit, and extensions may be applicable

## PROPERTIES



Multifamily | Denver, CO  
\$40 M Senior



Self-Storage Portfolio | Various  
\$55 M Senior



Office & Retail | Chicago, IL  
\$102 M Senior



Industrial Portfolio | Nationwide  
\$334 M Senior



Industrial Portfolio | Nationwide  
\$408 M Senior + Mezzanine



Multifamily | Minneapolis, MN  
\$51 M Senior



Life Science | Alameda, CA  
\$101 M Senior



Multifamily | Phoenix, AZ  
\$122 M Senior

## CONTACTS

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