

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.

Senior Debt	\$25 to \$250 million
Mezzanine Debt	\$10 to \$100 million
Term	3-7 years inclusive of extension options
Interest Rate	LIBOR + 275 and greater
Loan-to-Value	Up to 80% as-stabilized
Recourse	Non-recourse, except for standard carve-outs
Prepayment	Flexible with yield maintenance
Property Types	All major property types, storage, senior housing, student housing, and medical office.
Markets	U.S. Top 30
Structure	Future funding, release flexibility, interest reserve, and earnout funding
Fees	Origination, exit, and extensions may be applicable

Properties



Multifamily | Redmond, WA
\$69 Million Senior



Self-Storage Portfolio | Various
\$55 Million Senior



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



Office | Houston, TX
\$92 Million Senior



Industrial Portfolio | Nationwide
\$408 Million Senior + Mezzanine



Multifamily | Minneapolis, MN
\$51 Million Senior



Creative Office | Atlanta, GA
\$37 Million Senior



Multifamily | Boston, MA
\$105 Million Senior

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