

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 \$250 million
<b>Mezzanine Debt</b>	\$10 to \$100 million
<b>Term</b>	3-7 years inclusive of extension options
<b>Interest Rate</b>	LIBOR + 275 and greater
<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 yield maintenance
<b>Property Types</b>	All major property types, storage, senior housing, student housing, and medical office.
<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

## 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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