

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.

SENIOR DEBT	\$30 to \$400 million
MEZZANINE/PREFERRED EQUITY	\$15 to \$100 million
TERM	3-7 years inclusive of extension options
INTEREST RATE	Senior: SOFR + 250-350 bps Mezzanine/Preferred Equity: 7-14%
LOAN-TO-VALUE	Up to 80% as-stabilized
RECOURSE	Non-recourse, except for standard carve-outs
PREPAYMENT	Flexible with minimum interest
PROPERTY TYPES	All major property types, storage, senior housing, student housing, and medical office.
MARKETS	U.S. Top 50
STRUCTURE	Future funding, release flexibility, interest reserve, and earnout funding
FEES	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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