

CORE PLUS AND STRUCTURED FINANCING

LOAN AMOUNT Senior: \$30 to \$400 million | Mezzanine/Preferred Equity: \$15-100 million **TERM** 3-7 years inclusive of extension options **INTEREST RATE** Senior: SOFR + 300-375 bps | Mezzanine/Preferred Equity: 11-14% LTC/LTV 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 life science **MARKETS** U.S. Top 50 MSAs **STRUCTURE** Tailored for each transaction with future fundings, earnout fundings, release flexibility, and an interest reserve Origination, exit, and extension fees may be applicable **FEES**

\$2.5B

2022 Core Plus and Structured Financing

\$2.2B

2021 Core Plus and Structured Financing

REPRESENTATIVE INVESTMENTS



Brighton Creek Apartments \$14.5M | Structured – Preferred Equity Multifamily Kansas City, MO



Project Brighton \$277.5M | Core Plus – Senior Health Care Senior Living Various Locations



Campus on Villa La Jolla \$133.5M | Core Plus – Senior Medical Office San Diego, CA



Metro Self Storage \$35.0M | Core Plus – Senior Self-Storage Various Locations



Industrial Portfolio \$49.8M | Core Plus – Senior Industrial Various Locations



Fulton Market Portfolio \$100.9M | Core Plus – Senior Mixed Use – Retail & Office Chicago, IL



Bella on Canyon \$39.6M | Core Plus – Senior Multifamily Tacoma, WA



Lake Maggiore Apartments \$26.5M | Structured – Preferred Equity – Development Multifamily St. Petersburg. FL

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