

FREDDIE MAC

LOAN AMOUNT	~\$7.5M minimum loan - No maximum loan size
DEAL PROFILE	Permanent financing for the acquisition, refinance, or repositioning of conventional multifamily and related specialty properties
TERM	5 - 30 Years
LTC/LTV¹	Maximum of 80% LTV in most cases
DSCR	1.25x with opportunities for a 1.20x depending on loan request criteria
INTEREST RATE	Fixed and/or floating rate offered
RECOURSE	Non-recourse except for standard carve outs
PREPAYMENT	Highly customizable: Lockout then 1% (variable rate), declining prepay, yield maintenance (fixed), defeasance (fixed)
PROPERTY TYPES	All multifamily property types including: conventional, affordable, build-to-rent, manufactured housing, student housing, senior housing, cooperatives, military housing
MARKETS	All markets considered
RATE LOCK	Accelerated rate lock programs offered
SUPPLEMENTAL FINANCING	Available based upon deal specifics
FEES	Programmatic origination fees based upon loan size
STRUCTURED PRODUCTS	Credit facility structure offered for larger portfolios Advantages include collateral borrow-ups, additions, substitutions, and releases

\$3B

2022 Financing

#6

2022 Top Optigo Lender²

REPRESENTATIVE PROPERTIES



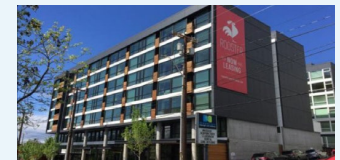
The Baldwin
\$48.8M
Orlando, FL



Morgan Portfolio
\$129.9M
Various Locations



Sierra Holiday MHP
\$5.4M
Mammoth Lakes, CA



The Rooster Apartments
\$55.2M
Seattle, WA

1. LTV may vary depending on market conditions and/or property type. 2. As of January 2023, Freddie Mac Multifamily ranked PGIM Real Estate the #6 overall lender by volume. This ranking represents originations production volume from 1/1/22-12/31/22. No compensation or submission was involved in these rankings.