

# CORE PLUS AND STRUCTURED FINANCING

<b>LOAN AMOUNT</b>	<b>Senior:</b> \$30 to \$400 million   <b>Mezzanine/Preferred Equity:</b> \$15-100 million
<b>TERM</b>	3-7 years inclusive of extension options
<b>INTEREST RATE</b>	<b>Senior:</b> SOFR + 300-375 bps   <b>Mezzanine/Preferred Equity:</b> 11-14%
<b>LTC/LTV</b>	Up to 80% as-stabilized
<b>RECOURSE</b>	Non-recourse, except for standard carve-outs
<b>PREPAYMENT</b>	Flexible with minimum interest
<b>PROPERTY TYPES</b>	All major property types, storage, senior housing, student housing, and life science
<b>MARKETS</b>	U.S. Top 50 MSAs
<b>STRUCTURE</b>	Tailored for each transaction with future fundings, earnout fundings, release flexibility, and an interest reserve
<b>FEES</b>	Origination, exit, and extension fees may be applicable

## \$2.5B

2022 Core Plus and Structured Financing

## \$2.2B

2021 Core Plus and Structured Financing

## REPRESENTATIVE INVESTMENTS



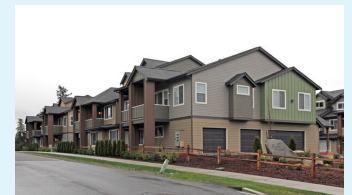
**Brighton Creek Apartments**  
\$14.5M | Structured – Preferred Equity Multifamily  
Kansas City, MO



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



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



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



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



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



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



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