

Preferred Equity



| Terms | |
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| Loan Amount | \$3,000,000 to \$50,000,000 |
| Loan Term | Generally, 2 to 10 years (generally coterminous with first mortgage) |
| Asset Types | Multifamily Self-Storage Office Manufactured Housing Retail Hospitality Industrial Senior Housing |
| Markets | Primary and Secondary |
| Security | Senior Pledge of Equity Interests |
| Borrower Entity | Single Purpose Entity |
| Loan-To-Value | Up to 90% (Based on As-Is Appraised Value) |
| DSCR Requirement | To be determined on a deal-by-deal basis |
| Amortization | Interest Only |
| Interest Rate | Flexible – Minimum payment of 12%, PIK thereafter (case by case) |
| Origination Fee | Competitive Fees |
| Exit Fee | Generally, 1% of the Loan Amount and Participating and/or Shared Equity structures. May be waived if the loan is refinanced by Lender |
| TI/LC, CapEX and Other reserves | Taxes, Insurance, Replacement Reserves (based on Property Condition Assessment and TI/LC (if applicable)) and an amount adequate as determined by Borrower and Lender to reposition asset. Future Funding of Reserves may be available on a deal-by-deal basis |
| Underwriting Fee & Expense Deposit | Market processing fees and expense deposit adequate to cover third party reports, legal fees and other customary costs |
| Prepayment | Floating Rate- Freely pre-payable subject to spread maintenance or minimum interest structures. Fixed Rate- Stated Penalties and/or defeasance |
| Recourse | Non-recourse to Key Principals except for customary bad boy and environmental carve-outs |