

Nationwide Mezzanine Lending Program

Representative Terms

Investment Amount	\$15,000,000 to \$75,000,000+
Term	Up to 60 months; extensions negotiable
Eligible Properties	Multifamily, industrial, office, R&D flex, self-storage, and other asset classes considered on a case-by-case basis.
Target Markets	Nationwide
Investment Proceeds	Up to 80% of LTC
Interest Rate	Floating Rate over 30-day term SOFR index plus a competitive market spread (starting at SOFR + 9.0%)
DSCR / DY Requirement	Determined on a deal-by-deal basis
Origination Fee	1%+ of the Loan Amount
Exit Fee	1%+ of the Loan Amount
Prepayment	Freely prepayable with a minimum interest requirement but no lockout period.
Recourse	Generally non-recourse (deal-by-deal basis)
Expense Deposit	Expense deposit adequate to cover third-party reports, legal expense and other customary costs.