

Nationwide Preferred Equity Program

Representative Terms

Structure	Equity recapitalization in conjunction with new or existing senior financing, structured as the senior equity interest in the ownership entity of the property with a corresponding operating agreement.
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 85% of Stabilized Value
Economics	Current pay rate of 8% to 13% with lookback IRR of 12% to 15%
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.