‘Hard’ Multifamily Preferred Equity / Mezzanine Debt

Investment Amount	+$5.0 million
Investment Size	+7.5% of property value
Geographic Focus	National (Conventional Apartments, Build for Rent (SFR), Age-Restricted)
Accrued Return	10.5% to 12.0%
Required Distribution	5.0%
Surplus Cash Flow	8.0% initially, increases over term
Minimum DSCR Constraint	1.05x (using fixed rate Senior amortizing payment + Required Distribution)
Maximum LTV Constraint	90% (Senior + Investment Amount)
Investment Term	<12 years (typically co-terminus with Senior maturity)
Origination Fee	1.0%
Minimum Return Multiple	1.5x
Senior Loan Term	5+ years
Senior Interest Rate Cap	1.00x DSCR (using fixed rate Senior amortizing payment + Required Distribution)