

## MINI-PERM LOAN PROGRAM

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| <b>INVESTMENT PROFILE</b>   | First trust financing for medium term value add or opportunistic transactions. This includes new acquisitions, re-capitalizations, refinancing, and special situations.  |
| <b>LOAN SIZE</b>  | \$3 - \$20 million per property, ability to fund more on a deal-by-deal basis  |
| <b>LEVERAGE</b>   | Up to 80% LTC / 75% LTV  |
| <b>ASSET CLASSES</b>  | <ul style="list-style-type: none"> <li>▪ Multifamily</li> <li>▪ Retail</li> <li>▪ Office</li> <li>▪ Industrial / Flex</li> <li>▪ Parking Garages</li> <li>▪ MHP's</li> <li>▪ Self-Storage</li> <li>▪ Hospitality (<i>On Recourse Basis</i>)</li> </ul> |
| <b>GEOGRAPHY</b>  | Nationwide   |
| <b>RATE</b>   | Fixed Rate, starting at 5.0%   |
| <b>TERM</b>   | 60 months with extension options   |
| <b>DSCR</b>   | <1.00x DSCR / Structured with interest reserve, to be considered on a deal-by-deal basis   |
| <b>PREPAYMENT</b>   | Flexible / Three-Year Yield Maintenance  |
| <b>FEES</b>   | Origination and exit Fees; exit fee shall be credited towards any refinance provided by JCR  |
| <b>GUARANTEE</b>  | Non-recourse to key principals except for bad-boy carve outs   |
| <b>OTHER</b>  | <ul style="list-style-type: none"> <li>▪ Future funding for renovation and "good news" holdbacks, no negative carry</li> <li>▪ Interest reserves are available (as required)</li> <li>▪ Earn-outs for performance based goals</li> </ul>               |
| <b>SERVICING / ASSET MANAGEMENT</b>   | In-house servicing; loans remain on balance sheet through maturity   |
| <b>ABOUT JCR CAPITAL</b>  | JCR Capital is a Denver-based commercial real estate finance company that provides capital solutions to middle market sponsors nationwide. JCR invests through a series of discretionary funds, co-investment vehicles and managed accounts.           |
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