

BRIDGE LOAN PROGRAM

INVESTMENT PROFILE	First trust financing for short-medium term value add or opportunistic transactions. This includes new acquisitions, re-capitalizations, refinancing, and special situations.
LOAN SIZE	\$3 - \$20 million per property, ability to fund more on a deal-by-deal basis
LEVERAGE	Up to 80% LTC / 75% LTV
ASSET CLASSES	<ul style="list-style-type: none"> ▪ Multifamily ▪ Retail ▪ Office ▪ Industrial / Flex ▪ Parking Garages ▪ MHP's ▪ Self-Storage ▪ Hospitality (<i>On Recourse Basis</i>)
GEOGRAPHY	Nationwide
RATE	Fixed Rate, starting at 5.50%
TERM	24 – 60 months with extension options
DSCR	<1.00x DSCR / Structured with interest reserve, to be considered on a deal-by-deal basis
PREPAYMENT	Flexible / Yield Maintenance
FEES	Origination and exit Fees; exit fee shall be credited towards any refinance provided by JCR
GUARANTEE	Non-recourse to key principals except for bad-boy carve outs
OTHER	<ul style="list-style-type: none"> ▪ Future funding for renovation and “good news” holdbacks, no negative carry ▪ Interest reserves are available (as required) ▪ Earn-outs for performance based goals
SERVICING / ASSET MANAGEMENT	In-house servicing; loans remain on balance sheet through maturity
ABOUT JCR CAPITAL	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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