

CORE-PLUS MEZZANINE / PREFERRED EQUITY PROGRAM

INVESTMENT PROFILE	Mezzanine and preferred equity financing for nearly-stabilized, light value-add transactions with a three to five year investment duration			
INVESTMENT SIZE	\$5 - \$20 million			
LEVERAGE	Up to 85% LTC			
ASSET CLASSES	<ul style="list-style-type: none">▪ Multifamily▪ Office (CBD)▪ Retail▪ Industrial / Flex▪ Hospitality (Select Service)			
GEOGRAPHY	Nationwide, with focus on top 50 MSA's			
PRICING	10% - 12% (a portion may accrue), plus fees			
TERM	3 - 5 Years, coterminous with the senior debt			
PREPAYMENT	Flexible / Yield Maintenance			
SECURITY	Mezzanine Debt: Assignment/Pledge of the Ownership Interest Preferred Equity: Partnership Agreement			
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.			
CONTACT INFORMATION	<table><tr><td>Rob Brown Managing Director RobBrown@JCRCapital.com 303-531-0208</td><td>Ryan Castle Director RyanCastle@JCRCapital.com 303-531-0205</td><td>Justin Price Associate JustinPrice@JCRCapital.com 303-763-1920</td></tr></table>	Rob Brown Managing Director RobBrown@JCRCapital.com 303-531-0208	Ryan Castle Director RyanCastle@JCRCapital.com 303-531-0205	Justin Price Associate JustinPrice@JCRCapital.com 303-763-1920
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