

## | DEBT PLATFORM |

	FIXED RATE BRIDGE	FLOATING RATE BRIDGE	PERMANENT FINANCING
<b>LOAN SIZE</b>	\$3-\$20 million per property	\$10-\$50 million per property	\$10-\$50 million per property
<b>LEVERAGE</b>	Up to 80% LTC/75% LTV	Up to 85% LTC/80% LTV	Up to 75% LTV
<b>ASSET CLASSES</b>	Multifamily, Retail, Office, Industrial, Flex, Self-Storage, MHP's, Hospitality (selectively)		
<b>RATE</b>	Fixed Rate coupons, starting at 5.00%. Rate is locked at application no hedging costs	Floating Rate, starting at L + 300 bps	Fixed Rate, starting at T + 150 bps
<b>TERM</b>	3-5 years	2-5 years	5-15 years
<b>DSCR</b>	<1.00x DSCR deal-by-deal basis	<1.00x DSCR deal-by-deal basis	Min 1.25x DSCR
<b>PREPAYMENT</b>	Flexible/Yield Maintenance	Minimum 12 months interest	Standard call protection; open last 60-90 days
<b>FEES</b>	Origination and Exit Fees deal-by-deal basis	Origination and Exit Fees deal-by-deal basis	Generally Par
<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 arb)</li> <li>• Interest reserves as required</li> </ul>	<ul style="list-style-type: none"> <li>• Future funding for renovation and “good news” holdbacks (no negative arb)</li> <li>• Interest reserves as required</li> </ul>	<ul style="list-style-type: none"> <li>• Ongoing TI/LC and CapEx reserves collected</li> <li>• Earn-outs for performance based goals</li> </ul>
<b>SERVICING/ASSET MANAGEMENT</b>	Balance Sheet Execution; JCR provides in-house asset management and servicing throughout the life of the investment.		
<b>ABOUT JCR CAPITAL</b>	JCR Capital is a Denver-based commercial real estate finance company that provides both debt and equity to middle market commercial real estate sponsors nationwide. JCR invests through a series of discretionary funds, co-investment vehicles and managed accounts.		
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