

| NNN CONSTRUCTION FINANCING |

INVESTMENT PROFILE	Programmatic financing for development of pre-leased, long-term, single-tenant NNN retail leases
FACILITY SIZE	Up to \$30 million
FINANCING	Up to 100% of land and construction costs; development fee deferred until payoff
RATE	10.0%-12.0%, depending on franchise and location, fully-accrued
PREPAYMENT	Flexible/No yield maintenance
GUARANTEE	Non-recourse to key principals except for bad-boy carve outs
GEOGRAPHY	Nationwide
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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