

## | NNN CONSTRUCTION FINANCING |

<b>INVESTMENT PROFILE</b>	Programmatic financing for development of pre-leased, long term, single tenant NNN retail properties
<b>FACILITY SIZE</b>	Up to \$30 million
<b>FINANCING</b>	Up to 100% of land and construction costs; development fee deferred until payoff
<b>RATE</b>	Floating over 30 day Libor with initial coupons ranging 10.0% - 13.0% depending on franchise and location
<b>PREPAYMENT</b>	Flexible/No yield maintenance
<b>GUARANTEE</b>	Non-recourse to key principals except standard carve-outs
<b>GEOGRAPHY</b>	Nationwide
<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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