

JCR | CAPITAL

JCR CAPITAL DEBT PROGRAMS

	FIXED RATE BRIDGE	FLOATING RATE BRIDGE	PERMANENT FINANCING
LOAN SIZE	\$5 - \$20 million	\$20 - \$50 million	\$20 - \$50 million
LEVERAGE	Up to 80% LTC / 75% LTV	Up to 80% LTC / 75% LTV	Up to 75% LTV
PROPERTY TYPE	Multifamily, Industrial, Self-Storage, Office, Flex, Retail, Independent Living, Mobile Home Parks, Other Unique Asset Types		
RATE	Fixed Rate coupons starting at 5.375%. Rate locked at application	Floating Rate starting at L+250	Fixed Rate coupons starting at 4.00%
TERM	3-5 years	3-5 years	5-15 years
DSCR	<1.0x DSCR on a deal by deal basis	<1.0x DSCR on a deal by deal basis	Min. 1.25x DSCR
PREPAYMENT	Flexible / Minimum Interest	Open at par after initial lockout	Flexible / Minimum Interest
FEES	Origination & Exit Fees tailored to each transaction	Origination & Exit Fees tailored to each transaction	Origination & Exit Fees tailored to each transaction
GUARANTY	Non-recourse except for standard carve-outs		
OTHER	Future funding holdbacks based on business plan. Interest charged when drawn (no negative arb)	Future funding holdbacks based on business plan. Interest charged when drawn (no negative arb)	Monthly TI/LC and CapEx reserves. Earn-outs for performance goals on select deals
SERVICING/ASSET MANAGEMENT	Balance Sheet Execution; JCR provides in-house asset management and servicing throughout the life of the investment		
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