



**EDGEWOOD**  
CAPITAL ADVISORS, LLC.

## Commercial Fixed-Rate Loan Guidelines

<b>Property Locations:</b>	Nationwide
<b>Property Types:</b>	Primarily Class B or Better Multifamily, Industrial, Self-Storage; Hotels and Retail Considered on Select Basis
<b>Security:</b>	First Mortgages
<b>Loan Size:</b>	\$10 - \$40 Million
<b>Term:</b>	Three to Five Years
<b>Advance Rate:</b>	Up to 74.9% LTV
<b>Interest Rate:</b>	Starting at 6.50% Fixed, full term I/O
<b>Origination Points:</b>	1% of the Loan Amount
<b>Recourse:</b>	Non-Recourse with Standard Carve-Outs
<b>Prepayment:</b>	3 Year Term: 18 months minimum interest, 1% exit thereafter 5 Year Term: 36 months minimum interest, 1% exit thereafter
<b>Closing:</b>	60 Days
<b>Other Conditions:</b>	Minimum DY of 8.50%, 0.95x DSCR at Coupon rate w/ 25 yr. Amortization

Edgewood Capital is a private, diversified real estate investment company specializing in opportunistic commercial real estate investments throughout the capital stack. Edgewood originates bridge loans, acquires commercial real estate debt, and invests in value-added real estate transactions. Edgewood has invested over \$1.3 billion through five private investment funds.

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