



EDGEWOOD
CAPITAL ADVISORS, LLC.

Commercial Fixed-Rate Loan Guidelines

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