

Capital Market Solutions - Senior Housing

Alternative Solutions – Bridge, Hybrid Equity & Subordinate Financing

Eligible Property Types

Age Restricted Housing

- Active Adult & Age-Restricted Communities

Independent Living

- Age-Restricted Retirement Communities (with little or no nursing care)

Assisted Living

- Assisted Living Facilities (with or without Memory Care)
- Skilled Nursing up to 20% of Facility
- Continuing Care Retirement Communities ("CCRC")

Medical Office Buildings

- Multi-Tenant
- Owner User / Single Tenant

Program Parameters

	Bridge (Second Lien)	Mezzanine Debt	Hybrid Equity
Execution	On-Balance Sheet; Portfolio Loan	On-Balance Sheet; Portfolio Loan	On -Balance Sheet; Portfolio Investment
Capital For	Purchase Refinance Cash - Out	Purchase Refinance Cash - Out	Purchase Refinance Cash - Out
Property Status	Stabilized or Transitioning	Stabilized or Transitioning	Stabilized or Transitioning
Lien Position	Second	Subordinate	Second / Subordinate
Leverage / LTC	75%	80%	85%
Security	Real Estate	Business Interest	Real Estate and Business Interest
Target Loan Size	\$800,000 To \$5,000,000	\$800,000 To \$5,000,000	\$800,000 To \$5,000,000
Terms	<ul style="list-style-type: none"> • Up to 3 years • Fixed; Interest Only • Guaranty Required 	<ul style="list-style-type: none"> • Up to 3 years • Fixed; Interest Only • Guaranty Required 	<ul style="list-style-type: none"> • Up to 3 years • Participating Interest • Guaranty Required

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