

# DEAL TRACKING REPORT

*Artena Apartments - Mezz/Pref. Equity*



THE GREENWICH GROUP  
INTERNATIONAL LLC  
REAL ESTATE INVESTMENT BANKING

**Term Sheets Received:**

**Executed Confidentiality Agreement Received:**

**Detailed Discussions:**

**Initial Discussions:**

**Groups that have Passed:**

#	Company / Firm	Comments
1	Baupost Group LLC, The	1/31/23 - Too small
2	Beach Point Capital	2/3/23 - Typically fill in 20% of the capital stack - 60 to 80% or 55 to 75% LTC. Also need a stabilized debt yield of 7.5% minimum.
3	Centerbridge	2/8/23 - Can only get up to 70% LTC
4	Dwight Mortgage Trust	2/1/23 - Need to get to an untrended ROC of 6%+
5	PGIM Real Estate Finance	2/1/23 - Tough for them to stand behind 11% money

**Uncategorized:**

#	Company / Firm	Comments
1	AFC Gamma	2/3/23 - Reviewing materials
2	Artemis Real Estate Partners	
3	Basis Investment Group, LLC	2/1/23 - Sent materials.
4	DAVIDSON KEMPNER INSTITUTIONAL PARTNERS, L.P.	1/30/23 - Sent materials. Call arranged for 2/1
5	LoanCore Capital	
6	Monach Alternative Capital	1/30/23 - Information sent to Joshua Acheatel
7	NYMT	