



QUADRANT REAL ESTATE ADVISORS

Construction to Permanent Loan Program

QUADRANT invested \$1.5 billion across multiple platforms and clients during 2013

Our Borrowers and Intermediary Partners benefit from:

A Seasoned Team with over two decades of investing together

Real Estate Portfolio Lender

Certainty of Execution

Smooth Process

Creative Loan Structures

Competitive Pricing

Quick Closing

Responsive In-House Asset Management Team

QUADRANT 's loan programs are designed to provide tailored, long-term financing solutions on high quality assets in major markets.

Loan Size:	\$30 to \$150 MM
Loan to Cost:	Up to 70%
DSCR:	1.25x or better upon stabilization
Pricing:	Market spread over UST; 30/360
Term:	8 to 25 Years including construction phase
Amortization:	Interest-only construction phase; up to 30 Years during permanent phase
Structure:	Fixed Rate; First Mortgage
Recourse:	Construction and Repayment Guaranty during construction phase; Non-recourse with standard carve-outs during permanent phase

Property Types:

- Class A + Multifamily

Locations:

- Primary U.S. markets
- Urban, infill locations

Key Program Features:

- Life Company Process / Portfolio Lender
- Early Rate Locks
- Monthly Construction Draws
- Prepayment Flexibility
- Structured Earn-outs and Future Advances



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