



QUADRANT REAL ESTATE ADVISORS

First Mortgage 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:	\$10 to \$150 MM
LTV:	Up to 75%
DSCR/Debt Yield:	Minimum 1.20x; Minimum 7% DY
Pricing:	Market spread over UST; 30/360
Term:	5 to 20+ Years
Amortization:	Up to 30 Years; Interest-Only Available
Structure:	Fixed Rate; First Mortgage
Recourse:	Non-Recourse with standard carve-outs
Fees:	PAR + processing fee and refundable deposits

Property Types:

- Multifamily
- Office
- Medical Office
- Multi-tenant Industrial Bulk Warehouse
- Grocery Anchored and Neighborhood Retail
- Student Housing
- CBD Parking Garages
- Climate Controlled Self Storage
- Full Service Hotels

Markets: Top 20 Metros & Select Secondary U.S. Markets

Key Program Features:

- Life Company Process / Portfolio Lender
- Early Rate Locks
- Prepayment Flexibility
- Forward Rate Locks up to 12 Months, 3 Months Free
- Earn-outs and Future Advances
- Internal A/B and Senior/Subordinate Structures
- Life Company Club Loans



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