



QUADRANT REAL ESTATE ADVISORS

Mezzanine 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:	\$2 to \$150 MM
LTV:	Up to 80%, selectively higher
DSCR/Debt Yield:	Minimum 1.15x Combined; 7% DY
Pricing:	Market rates starting at 7%
Term:	Co-terminus with Senior Loan Term
Amortization:	Flexible, generally Interest-Only
Structure:	Fixed and Floating Rate
Fees:	1% + processing fee and refundable deposits

Property Types:

- Multifamily
- Office
- Medical Office
- Multi-tenant Industrial Bulk Warehouse
- Grocery Anchored and Neighborhood Retail
- Full Service Hotels

Markets: Top 20 U.S. Markets

Key Program Features:

- Assignment of 100% of Partnership Interests
- Intercreditor Agreement required
- Sub-Lender Cure Rights
- Minimum 15% of Total Capital Stack
- Life Company Process / Portfolio Lender
- Early Rate Locks
- Prepayment Flexibility



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