



INVESTING IN URBAN COMMUNITIES

CIM MORTGAGE TRUST CORPORATION ("CMMT")
LENDING PROGRAM

OVERVIEW

CIM Mortgage Trust Corporation ("CMMT") is a direct lender that originates commercial real estate loans in urban communities throughout the U.S. CMMT is managed by CIM Group ("CIM"), a premier full service urban real estate and infrastructure fund manager with approximately \$17.2 billion in assets under management across opportunistic and core/stabilized real estate as well as infrastructure strategies.

INDICATIVE
TERMS

Eligible Locations	Primary and Secondary MSAs located in the U.S. with a focus on urban infill locations primarily within New York City, Southern California, the San Francisco Bay Area, Denver, Dallas, Austin, Houston, Chicago, Washington D.C., Charlotte, South Florida, Atlanta, Boston and Nashville.
Property Types	Residential (for-sale and for-rent), office, retail, and hospitality
Loan Types	Senior and junior construction Senior and junior bridge and/or repositioning Senior predevelopment
Loan Size	\$15 million to \$100 million
Term	Up to 36 months initial term with extension options available subject to extension fees
Interest Rates	Principally floating rate with interest rates generally consisting of a spread over 1-month LIBOR of L+575 and up, depending on risk characteristics
Amortization	None, interest-only
Origination Fee	1.0% - 2.0%
Exit Fee	0.0% - 1.0%
Extension Fee	0.25% - 0.50%
Loan to Cost	Up to 85%
Loan to Value	Up to 75%
Prepayment	Prepayment permitted subject to minimum loan multiple
Borrower	A bankruptcy remote, single asset and special purpose entity acceptable to Lender including at least one independent director
Recourse	Non-recourse, except for standard "bad-boy" carve-out and completion guarantees as well as environmental indemnities

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