

Quadrant Real Estate Advisors - Investment Guidelines

We are actively seeking debt financing opportunities for the following buckets:

First Mortgage - \$10M - \$50M+				
Loan to Value	Target <55%	Property Type		Key Features
Pricing	Market Spread over UST; 30/360	Preferred: <ul style="list-style-type: none"> • Industrial <ul style="list-style-type: none"> - Bulk Warehouse - Flex • Multifamily <ul style="list-style-type: none"> - Class A/B+ - Select Garden-Style Properties • Medical Office • Stabilized Assets 	Selectively: <ul style="list-style-type: none"> • Office <ul style="list-style-type: none"> - CBD-Class A/B+ - Select Suburban/Transit-Oriented Locations • Grocery-Anchored Credit Retail 	<ul style="list-style-type: none"> • Portfolio Lender • Non-Recourse • Flexible Loan Structures • Structured Prepayment • Interest-Only Available • Rate Lock with Term Sheet & Deposits • In-House Asset Management
Loan Term	5 - 10 Yrs +			
Amortization	Max 30 Yrs (10 Available sub-60%)			
DSCR/DY	Min 1.25x (target 1.5x+) / Min. 9%			
Structure	Fixed Rate			
Fees	Par + Processing Fee			
Markets	Top 20 Metro Markets, Select Secondary Markets			

First Mortgage - \$3M - \$10M				
Loan to Value	Up to 75%	Property Type		Key Features
Pricing	Market Spread over UST; 30/360	Preferred: <ul style="list-style-type: none"> • Industrial <ul style="list-style-type: none"> - Bulk Warehouse - Flex • Multifamily <ul style="list-style-type: none"> - Class A/B+ - Select Garden-Style Properties • Medical Office • Stabilized Assets 	Selectively: <ul style="list-style-type: none"> • Office <ul style="list-style-type: none"> - CBD-Class A/B+ - Select Suburban/Transit-Oriented Locations • Grocery-Anchored Credit Retail • Self-Storage 	<ul style="list-style-type: none"> • Portfolio Lender • Non-Recourse • Flexible Loan Structures • Structured Prepayment • Interest-Only Available • Rate Lock with Term Sheet & Deposits • In-House Asset Management
Loan Term	5 - 10 Yrs +			
Amortization	Max 30 Yrs (10 Available sub-60%)			
RBC Rating	CM1 or CM2 rating required			
Structure	Fixed Rate			
Fees	Par + Processing Fee			
Markets	Top 20 Metro Markets, Select Secondary Markets			

Can't Do:	Hotel, Single Tenant, Construction (incl. Construction-to-Permanent), Senior / Assisted Living, Power Centers, Regional Malls, Subordinate Debt behind our Clients.
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