



	Core Plus Debt	Value Add Debt	Mezzanine	Preferred Equity
Loan Size	\$2 - \$300 million	\$2 - \$300 million	\$2 - \$30 million	\$2 - \$30 million
Leverage	65% LTC / 75% LTV	75% LTC / 75% LTV	Up to 85% LTC / 80% LTV	Up to 75% LTV
Asset Class	Single Family, Multifamily, Mixed-Use, Retail, Office, Land, Condominium & Industrial			
Rate	8%+	9.5%+	12% and up	12% and up
Term	6-36 months			
Geography	Primary Gateway & Secondary Markets Nationwide			
Fees	1.5 - 2.0%+			

## Illustrative Scenarios

- ✓ Fast closings that require speed and certainty of execution
- ✓ Transitional / value-add real estate (lease-up, light Capex)
- ✓ Distressed Asset / Rescue financing
- ✓ Bridge-to-perm (Agency/ HUD / CMBS)
- ✓ Complex borrowers / sponsorship (foreign nationals, fund investors, etc.)
- ✓ Bespoke Structuring / Special Situations (Earn-outs/good news money, note financing, partnership buyouts)
- ✓ Construction financing (ground up, construction completion, etc.)



Urban Standard Capital provides real estate debt and preferred equity. Our committed, discretionary capital base allows us to close quickly and provide speed, certainty of execution and thoughtful, bespoke deal structuring to our partners.

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