



	+ Core Plus Program	Value Add Debt	Mezzanine	Preferred Equity
Loan Size	\$3 – \$35 million	\$5 – \$300 million	\$2 – \$30 million	\$2 – \$30 million
Leverage	Up to 65% LTV	75% LTC / 75% LTV	Up to 85% LTC / 80% LTV	Up to 75% LTV
Asset Classes	Luxury Single Family, Multi-Family, Mixed-Use, Hotel, Office, Retail, Industrial	Single Family, Multifamily, Mixed-Use, Retail, Office, Land & Condominium		
Rate	Starting at 7%	SOFR + 400–750 bps		
Term	Up to 36 Months	6–36 months		
Geography	Primary Gateway & Secondary Markets Nationwide	Primary Gateway & Secondary Markets Nationwide		
Fees	1.0%+	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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