

Programs	Amount	Rate	Amortization	Purpose	Loan To Value	Loan To Cost	Loan Term	Loan Fee	Guarantees
Bridge	\$15MM - \$150MM	SOFR + 4% - 7%	Interest Only	Acquisitions • Recapitalization • Construction Takeout • PIP/Renovation • Conversions Gap Financing • Pre-Development	Up to 80% LTV	Up to 75% LTC	1 to 5 Years	1% to 2%	Recourse and Non-Recourse
Construction	\$15MM - \$150MM	SOFR + 5% - 9%	Interest Only	Ground Up Construction • Net Lease Acquisition & Horizontal Development	Up to 75% LTV	Up to 75% LTC	2 to 5 Years	1% to 2%	Recourse and Non-Recourse
Mezzanine	\$3MM - \$20MM	Starting at 14%	Interest Only or Matched to Senior	Acquisitions • Recapitalization Construction Takeout • PIP/Renovation Conversions • Gap Financing Pre-Development	Up to 85% LTV	Up to 85% LTC	Matched to Senior Loan	1% to 2%	Recourse and Non-Recourse
Preferred Equity	\$3MM - \$20MM	Starting at 13%	N/A	Acquisitions • Recapitalization PIP/Renovation • Rescue Capital • CMBS Loan Assumption • Partner Buyout	Up to 95% LTV	Up to 95% LTC	N/A	2%	N/A
C-PACE	\$1MM - \$100MM	Starting at 7.5%	Up to 30 Years	New Construction • Value-Add • Retroactive	Up to 35% LTV	Up to 50% LTC	Up to 30 Years	1% to 2%	Non-Recourse and Flexible Payments
Net Lease	\$2MM - \$100MM	Starting at SOFR + 6.5%	Interest Only	New Construction • Retail Medical • Industrial	Up to 80% Finished Value	Up to 100% LTC	Up to 2 Years	1% to 2%	Recourse and Non-Recourse
Government-Guaranteed Lenders									
USDA	\$1MM - 25MM	WSJP + 1% - 2.50%	Up to 30 Years	Startup • Construction • Expansion Acquisition • CRE • Working Capital Equipment • Inventory • Refinancing	Up to 80% LTV	Up to 100% LTC	Up to 30 Years	3.4% to 5%	Recourse and Non-Recourse
SBA 7(a)	Up to \$5MM	WSJP + 1% - 3%	Up to 25 Years	Startup • Construction • Expansion Acquisition • CRE • Working Capital Equipment • Inventory • Refinancing	Up to 90% LTV	Up to 100% LTC	Up to 25 Years	1% to 3%	Full Recourse
Bridge to USDA or SBA	Up to \$25MM	SOFR + 6% - 8%	Interest Only	Startup • Construction • Expansion Acquisition • CRE • Working Capital Equipment • Inventory • Refinancing	Up to 80% LTV	Up to 100% LTC	6 months to 2 Years	2% to 3%	Recourse and Non-Recourse
Specialty Lending									
Equipment Finance	\$500K - \$20MM	SOFR + 5.50% - 9%	Up to 84 Months	Essential Use or Revenue Generating Equipment / Progress Funding Up to 12 Months	Up to 100% LTV	Up to 100% LTC	24 to 84 Months	N/A	Recourse and Non-Recourse

