

AVANA Oaktree Private Credit Partnership

Custom lending solutions for experienced commercial real estate sponsors, focused on intermediate-term needs

Financing Parameters

Loan Amount	\$5MM to \$30MM
Timing to Close	Within 45 days of LOI acceptance
LTV	The lesser of 75% of "as-is" value or 70% of "as-stabilized" value
DSCR/ Debt Yield	Varies by Asset Class (TBD in Underwriting)
Loan Term	Up to 3-years + Annual extension(s)
Interest Rate	1-Month Term SOFR + (4.50% - 7.00%) Varies by asset class & Risk profile
Amortization	Interest Only; Principal at maturity
Lien Position	Senior secured first mortgage or D.O.T.
Recourse	Preferred
Yield Maintenance/ Lockout	Negotiated with Term sheet
Origination & Exit Fees	Competitively priced, in line with financing request
Deposits	Expense deposit to cover third-party reports, legal fees and other customary deal costs
Escrow	Taxes, Insurance & CAPEX (TBD in Underwriting)
Sponsor Experience	5 years+ in industry
Guarantor's Credit	680+ FICO
Target Markets	Top 200 MSAs in the USA

Use of Proceeds

Bridge (All assets)

- Acquisition & Refinance
- Reposition to Stabilization

Construction (Hospitality only)

- Conventional

Asset Classes

Franchised Hospitality

Industrial/ Warehouse

Multifamily/ Student-housing

Self-storage

Grocery-Anchored Retail

Recently Closed: \$12.5MM

Reposition to Stabilization:
Spark by Hilton



To apply, scan the QR code or contact our experienced team today. •

Scan



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