

MEZZANINE DEBT FOR RENTAL REAL ESTATE

Prudent Capital provides mezzanine debt to leased, constructed, rental properties. For those qualifying properties, we are pleased to offer a loan with the following terms:

- 2% origination fees
- 10 - 15% per annum current and / or deferred interest charged
- Interest only and amortizing structures are available, generally with the same maturity date as the first deed of trust loan
- Loan amounts between \$1 and \$10 million

To qualify for this loan, companies will be required to satisfy the following criteria:

- The property is sufficiently leased to provide a debt service coverage ratio appropriate for the type of property
- Experienced developers, asset managers and property managers with an economic incentive and investment in the property
- Loan amounts up to 85% loan-to-value
- Properties in good physical condition (or money escrowed for improvements)

Please contact us for more information: