

Project Capital for Middle Market Commercial Real Estate

ReedsBay understands the needs of entrepreneurial sponsors and their business plans. We commit to providing structuring flexibility, execution certainty, and early access to decision-makers.

ReedsBay is capitalized by a diversified network of institutional investors that have deployed over \$530 million into commercial real estate since 2017

Property Types:	<ul style="list-style-type: none"> -- All major property types considered -- <u>Primary</u>: Multifamily, Mixed-Use, and Office (select situations)
Loan Size:	-- \$1-15 million (larger loan sizes considered on a case-by-case basis)
Leverage:	-- Up to 85% (additional proceeds available in select situations)
Use: <i>(All include an option for future funded TI/LC and CapEx facility)</i>	<ul style="list-style-type: none"> -- Acquisitions -- Developments -- Repositionings -- Recapitalizations -- Note Financings -- Special Situations
Available Structures:	<ul style="list-style-type: none"> -- Senior Secured Loans -- B-Notes -- Mezzanine Debt -- Preferred Equity
Geography:	-- Domestic growth markets and locations with identifiable demand drivers and inventory supply constraints
Pricing:	<ul style="list-style-type: none"> -- <u>Variable</u>: Starting at SOFR + 700 bps with a risk-based floor -- <u>Fixed</u>: Starting at 8.0% -- Interest-only -- Market competitive origination, exit, and extension fees adjusted to loan size, timing, and complexity
Term	<ul style="list-style-type: none"> -- 6 months to 3 years with extension option available -- Prepayment available, subject to fees and/or minimum return requirements
Recourse:	-- Non-recourse, except for standard carve-outs & carry/completion guarantees

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