

Mezzanine Lending Program

X-Caliber's mezzanine program is specifically designed to provide owners and operators access to additional cash while preserving their in-place, low-cost permanent debt. Scenarios include looking for additional capital for strategic initiatives or acquiring a property with existing permanent debt with the need for additional capital to meet equity requirements.

<u>LOAN AMOUNT</u>	\$1MM to \$15MM
<u>ELIGIBLE PROPERTIES</u>	Existing market rate, affordable, and rent-assisted multifamily properties; seniors housing and healthcare facilities
<u>INTEREST RATE</u>	The mezzanine loan has a competitive blended rate with the permanent first-mortgage. Fees and rates are deal dependent.
<u>PERSONAL LIABILITY</u>	Non-recourse and recourse options available
<u>MAXIMUM LOAN</u>	Up to 80% for multifamily; Up to 75% for seniors and healthcare
<u>TERM & AMORTIZATION</u>	Up to 36 months with extension options available; typically interest only for term of mortgage
<u>ESCROWS</u>	TBD
<u>ORIGINATION FEE</u>	Deal dependent
<u>EXIT FEE</u>	Deal dependent
<u>EXTENSION FEE</u>	Negotiable
<u>THIRD PARTY REPORTS</u>	TBD

