



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.

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