

## Harborview Office Mezzanine Loan Program

Office Building, Mixed-Use Facility

<b>Eligible Borrowers</b>	Experienced profit motivated, non-profit (with suitable guarantor), and public owners. Pro forma/Turnaround allowed with suitable operator experience demonstrated
<b>Eligible Asset Types</b>	Office, Industrial, Mixed Use, Self-Storage, Triple Net
<b>Minimum Loan Amount</b>	\$500,000
<b>Maximum Leverage</b>	Up to 90% of purchase price
<b>Maximum Term</b>	Coterminous with first, generally 24 to 38 months
<b>Loan Terms</b>	2% origination, 12-18% interest, interest only (at current rates for senior loans, blended rate approximately 5.6%, assuming 4.75% first at 80% LTP)
<b>Security</b>	Personal guarantee of sponsor required, secured by partnership interest and secondary interest in the operation and assets
<b>Loan Conditions</b>	Refinance of acquisition upon stabilization with Harborview, generally via CMBS or Life Insurance Company loans. Standard inter-creditor agreement with senior lender. If multiple properties, cross collateralization and cross default.

MAIN. 516.453.9400

FAX. 516.453.9401

HARBORVIEWCP.COM