

## Harborview Retail Bridge Loan Program

Single Tenant Retail Stores, Retail Shopping Centers and Enclosed Malls

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| <b>Eligible Properties</b> | This program is specifically designed for properties that are either stabilized or are in need of minor to moderate renovation or other value-add strategy. Anchored and Non-Anchored allowable. |
| <b>Loan Amount</b>         | \$1,000,000 to \$300,000,000   |
| <b>Loan Terms</b>          | Generally, loans with terms up to 36 months (including extensions).  |
| <b>Loan to Value</b>       | 65%-70%, 85% with Mezzanine/Preferred Equity   |
| <b>Term</b>                | 3, 5, 7, and 10 year   |
| <b>Interest Rate</b>       | Competitive fixed and floating rates   |
| <b>Amortization</b>        | Maximum 30 years   |
| <b>Minimum DSC</b>         | 1.25x  |
| <b>Collateral</b>          | First mortgage on Mortgaged Properties First priority interest in all rents and leases on Mortgaged Properties   |
| <b>Prepayment</b>          | Flexible Prepayment and Yield Maintenance Structures offered   |
| <b>Closing Time</b>        | 30-120 days  |

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