

## Harborview Retail Joint Venture/ Preferred Equity and Mezzanine Debt Programs

<b>Eligible Properties</b>	Single Tenant, Shopping Centers, and Enclosed Malls
<b>Borrower</b>	Profit and Non-Profit
<b>Minimum Equity/ Mezzanine Debt Request</b>	\$1,000,000
<b>Structure</b>	Harborview and/or our sources will entertain investment as either a General Partner or Limited Partner
<b>Joint Venture Equity</b>	Typically provide 75-90% of the required equity, but will entertain higher or lower percentages on a case-by-case basis
<b>Preferred Equity/ Mezzanine Debt Leverage</b>	Up to 10-20% on top of the Senior Debt with maximum leverage of 75-90%
<b>Exit Term</b>	Typically 3-6 years (Mezzanine Debt is co-Terminus with the Senior Debt)
<b>Expected JV Equity Returns</b>	6-10% Preferred Return* 6-12% Cash-on-Cash* 10-25% Internal Rate of Return* 1.5-2.5X Equity Multiple* <i>*deal dependent</i>
<b>Preferred Equity/ Mezzanine Debt Terms</b>	1-3% Origination Fee and 8-15% Rate
<b>Property Types</b>	Performing and turnaround assets, portfolios and single properties acquisition, refinance or development