

# BRADFORD ALLEN CAPITAL

## SENIOR DEBT PROGRAM

Q1 2018

### Target Loan Size

\$10,000,000 - \$100,000,000

### Asset Classes

Office, Industrial, Medical Office, Multi-Family, Nursing, Hospitality, and Retail

### Transaction Types

Acquisition, Recapitalization, Development, and Construction

### Target Markets

MSA's including but not limited to Charlotte, Chicago, Cincinnati, Cleveland, Columbus, Dallas, Denver, Houston, Indianapolis, Kansas City, Los Angeles, Louisville, Miami-Ft. Lauderdale, Milwaukee, Minneapolis-St. Paul, Nashville, Phoenix-Scottsdale, Pittsburgh, Salt Lake City, San Francisco Bay Area, and St. Louis

### Rate Structure

- » Fixed and floating
- » Coupons range from 5% to 8% depending upon the risk profile and size of the investment

### Maximum Leverage Thresholds

65% of Value

### Term

3-10 Years

### Amortization

25 Years; interest only available

### Minimum DSCR

1.35x

### Fees

Origination Fee up to 2%

### Recourse

Non-recourse subject to standard carve-outs and/or completion guarantees

### Required Reports

Appraisal, Property Condition Assessment, Phase 1 Environmental, Insect, Flood, Zoning, Title, and ALTA Survey