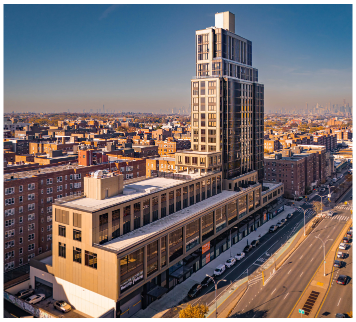
MEZZANINE LOAN PROGRAM

Pearlmark is actively investing in mezzanine loans, B-notes, and stretch whole loans on behalf of Pearlmark Mezzanine Realty Partners VI. Since 2001, Pearlmark's mezzanine funds have originated over $2.3 billion in loan commitments. For fast, flexible, and creative financing structures, let us put our experience to work for you.

LOAN SIZE:	Generally $5 to $50 million, though transaction sizes of up to $100 million or greater may be considered
MAXIMUM LEVERAGE:	Up to 80 % of transaction value
TERM:	2 to 7 years
TARGET INVESTMENTS:	Cash flowing properties, value-add/bridge transitional assets, opportunistic or structured transactions, ground-up developments (primarily multifamily and industrial)
TRANSACTION TYPES:	Recapitalizations, acquisitions, construction, and partner buyouts
PROPERTY TYPES:	Multifamily (including student housing, BTR, & active adult senior living), industrial, medical office, mixed-use, and grocery-anchored retail
GEOGRAPHIC COVERAGE:	United States and selectively in Canada

Vista 65
Queens, NY



The Residences at Sawmill Station
Morton Grove, IL

The Standard
Wilmington, DE

Encore at Tradition
Port St. Lucie, FL

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