

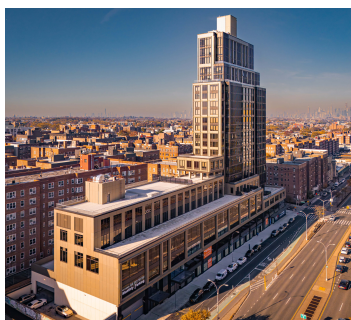


MEZZANINE LOAN PROGRAM

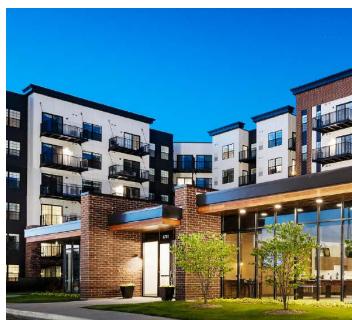
Pearlmark is actively investing in mezzanine loans, B-notes, and stretch whole loans on behalf of Pearlmark Mezzanine Realty Partners VI. Since 2001, Pearlmark's mezzanine funds have originated over \$2.3 billion in loan commitments. For fast, flexible, and creative financing structures, let us put our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



For more information, please visit www.pearlmark.com or contact any of the following:

Douglas Lyons
dlyons@pearlmark.com
Chicago

Steve Gordon
sgordon@pearlmark.com
New York

Mark Witt
mwitt@pearlmark.com
Chicago

Kelly Nealis
knealis@pearlmark.com
Los Angeles

Darshak Shah
dshah@pearlmark.com
Chicago