



READY CAPITAL

Creative Solutions. Reliable Results.

# Structured Fixed Rate

## WHY READY CAPITAL?

- ✓ Custom solutions – Flexible prepayment options and tailored structures such as future funding, holdbacks, and earnouts
- ✓ Certainty of execution – Ready Capital is the B-piece holder
- ✓ CMBS alternative
- ✓ Timely closings
- ✓ Non-bank lender
- ✓ National lending team
- ✓ Upfront credit approval
- ✓ Common sense underwriting
- ✓ Light value add

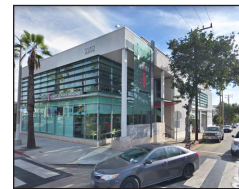
<b>Property Types</b>	Stabilized and near stabilized: multifamily, industrial, office, retail, self-storage, manufactured housing, and hospitality
<b>Markets</b>	Nationwide coverage
<b>Fixed Rates</b>	Attractive Rates
<b>Loan Size</b>	\$2 - \$50 million*
<b>Loan Purpose</b>	Acquisition, refinance, recapitalization
<b>Terms</b>	2-10 year terms   up to 15 years on a case-by-case basis
<b>Leverage</b>	Up to 80% LTV
<b>Recourse</b>	Non-recourse with standard carve-outs
<b>Prepayment</b>	Declining payments; up to 20% of the loan may be prepaid per year without the prepayment penalty
<b>Minimum Debt Service Coverage</b>	Multifamily: 1.20x Commercial: 1.30x
<b>Minimum Debt Yield</b>	Multifamily: 6.5% Commercial: 7.5%
<b>Interest Only</b>	Full term and partial interest considered on a case-by-case basis
<b>Amortization</b>	25-30 years
<b>Origination Fee</b>	Par to lender**
<b>Borrower</b>	Single purpose entity required
<b>Reserves</b>	TI/LC, CapEx as applicable
<b>Lockbox/Cash Mgmt</b>	Springing or in-place
<b>Additional Structure</b>	Rate burn downs, earnout reserves, springing recourse



**\$29,800,000**  
**Multifamily**  
**Dallas, TX**  
 Acquisition  
 3 Year IO  
 Loan structure featured hybrid loan with an initial funded fixed rate note and future funded floating rate note to stabilize asset.



**\$10,400,000**  
**Office**  
**Tampa, FL**  
 Refinance  
 7 Year IO  
 64,000 sf, single tenant. Loan structure features rollover reserve, springing cash flow sweep & interest/carry guarantees if tenant does not renew.



**\$10,000,000**  
**Medical Office**  
**Santa Monica, CA**  
 Refinance  
 15 Year Balloon, 5 Year IO  
 Loan structure featured cash-out to buy out distressed sponsor.



**\$5,500,000**  
**Office**  
**Oakland, CA**  
 Refinance  
 10 Year Term  
 10,000 sf, single tenant NNN dialysis clinic in downtown Oakland, CA.

\*Lower and higher loan amounts considered on a case-by-case basis.  
 \*\*YSP available.

## OFFICE LOCATIONS:

### New York

1251 Avenue of the Americas  
 50th Floor  
 New York, NY 10020

### Texas

1320 Greenway Drive  
 Suite 560  
 Irving, TX 75038

**RC**  
 LISTED  
 NYSE



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