

REAL ESTATE CREDIT – LENDING CRITERIA

Real Estate Asset Classes

We provide structured finance facilities for the development and acquisition of all classes of real estate assets.

Purpose of Finance

- Ground-up development;
- Asset repositioning;
- Portfolio acquisitions & restructuring.

Funding Amounts

We specialise in providing large-scale real estate funding facilities that are custom-designed around individual assets and projects.

- Senior debt: 50-million to 5-billion (\$/£/€)
- Subordinated/mezzanine debt: 25-million to 250-million (\$/£/€)
- Preferred & common equity: 10-million to 250-million (\$/£/€)

Loan to Cost/Value Ratios

Depending on the profile of specific assets/projects, we provide structured finance facilities that blend capital allocations to fund up to 98% total cost.

- Senior debt facilities: Up to 80% LTC / 90% LTV
- Mezzanine facilities: Up to 90% LTC / 100% LTV
- Equity investment: Up to 98% of total cost

Loan Durations

- Development & construction facilities: 1-6 years
- Transitional loans: 6-months to 4-years
- Stabilised investment facilities: 5-25 years

Interest/Coupon Rates

- Senior development/construction loan facilities: 3.5%-10% pa;
- Mezzanine facilities: 8.0%-20% pa
- Equity investment: Pref. coupon + profit share waterfall;
- Stabilised senior investment facilities: 2.0%-8.0% pa.

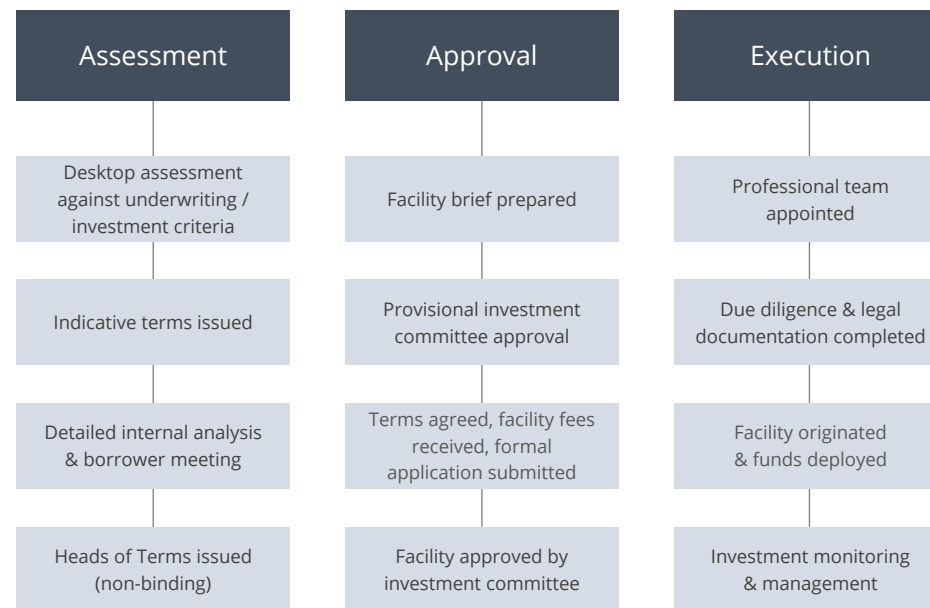
Security

We protect our invested capital by implementing diversified security structures that are commiserate with the given risk profile the asset / project being funded.

International Markets

We provide asset and development funding across all international jurisdictions.

REAL ESTATE CREDIT – FACILITY ORIGINATION PROCESS



Satellite Offices
Los Angeles
Geneva
Sydney

DeRoyce Capital – New York
info@deroyce.com
+1 (212) 235-1332
100 Park Ave Manhattan NYC 10017

DeRoyce Capital - London
info@deroyce.com
+44 (0) 20 3141 6020
8 St. James's Square London SW1Y 4JU