

RIPCO

DEBT & STRUCTURED FINANCE

30-02 NEWTOWN AVENUE

DEBT GUIDANCE | ACQUISITION FINANCING

ASTORIA QUEENS, NYC, 11102



ACQUISITION FINANCING: 30-02 NEWTOWN AVENUE, ASTORIA QUEENS

INDICATIVE LOAN TERMS	OPTION 1	OPTION 2
Lender Type:	Bank	Debt Fund
Loan Type:	Recourse	Low-Leverage
Maximum Loan ⁽¹⁾	\$9,000,000	\$11,700,000
Maximum LTV	50%	65%
Loan Term	12-Months	12-Months
Extension Options	1-2 Six Month Extensions	1-2 Six Month Extensions
Extension Fees	0.50%-1.00%	0.50%-1.00%
Lender Index	SOFR	SOFR
Lender Spread	3.25% - 3.50%	4.50% - 5.00%
Indicative Rate ⁽²⁾	6.85%	8.10%
Origination Fees	None	None
Amortization	Interest-Only	Interest-Only
Interest Only	Full-Term	Full-Term
On-Going TI/LC Reserve	10%-15%	None
Recourse	Full or Partial Recourse	Non-Recourse
Prepayment Provision	0.50%-1.00%	0.50%-1.00%
Loan Metrics at Maximum Loan Amount		
Est. Cash at Closing	\$10,085,000	\$7,860,000
Actual LTPP	50%	65%

1): Equal to the lesser of (a) the Maximum LTV, (b) the Minimum DSCR, and (c) the Target Debt Yield, as applicable.
2): Equal to the sum of (a) the current Index Rate for the Holding Period term and (b) the Minimum Lender Spread.

CONSTRUCTION LOAN: 30-02 NEWTOWN AVENUE, ASTORIA QUEENS

INDICATIVE LOAN TERMS	OPTION 1	OPTION 2	OPTION 3	OPTION 4
Lender Type:	Bank	Bank	Debt Fund	Debt Fund
Loan Type:	Recourse	Non-Recourse	Low-Leverage	High-Leverage
Maximum LTC	65%	65%	70%	80%
Loan Term	24-Months	24-Months	24-Months	24-Months
Extension Options	One 12 Month Extension	One 12 Month Extension	One 12 Month Extension	One 12 Month Extension
Lender Index	SOFR	SOFR	SOFR	SOFR
Lender Spread	2.50% - 2.75%	2.75% - 3.20%	4.75% - 5.25%	5.00% - 5.50%
Indicative Rate ⁽¹⁾	6.10%	6.35%	8.35%	8.60%
Origination Fees	0.50%-1.00%	0.50%-1.00%	0.50%-1.00%	0.50%-1.00%
Amortization	Interest-Only	Interest-Only	Interest-Only	Interest-Only
Interest Only	Full-Term	Full-Term	Full-Term	Full-Term
Deposit Req. (% of Loan)	10%-15%	10%-15%	None	None
Recourse	Full or Partial Recourse	Non-Recourse	Non-Recourse	Non-Recourse
Extension Fees	0.50%-1.00%	0.50%-1.00%	0.50%-1.00%	0.50%-1.00%

1): Equal to the sum of (a) the current Index Rate for the Holding Period term and (b) the Minimum Lender Spread.

INSIDER INTELLIGENCE & SUPERIOR EXECUTION

RIPCO's capital advisory platform provides our clients with a competitive advantage in the marketplace. Our well-trained team is comprised of alumni from the nation's top lenders and advisories, and has a sole focus on functioning as the strategic and trusted advisor to their clients. Ultimately, the result is the team's ability to help owners & developers think critically through complicated financing options in order to best navigate the current capital markets environment and secure the most cost-efficient financing available.

INSTITUTIONAL ADVANTAGES FOR ALL TRANSACTION PROFILES

PROPERTY TYPES

- Office & Retail
- Multifamily & Condos
- Hotels & Resorts
- Industrial
- Self Storage Facilities
- Land & Development Sites

TRANSACTION TYPES

- Stabilized (Cash Flowing)
- Transitional/Bridge
- Ground-Up Construction
- Pre-Development
- Recapitalization
- Condo Inventory

CAPITAL TYPES

- Senior Mortgage
- Mezzanine Debt
- Preferred Equity
- LP Equity
- Co-GP Equity
- Hybrid/Convertible

BEST-NAVIGATE THE CAPITAL MARKETS TO DELIVER OPTIMIZED RESULTS



BEST-IN-MARKET FINANCING TERMS

EXPERT ANALYSIS & CONSULTATION

SOPHISTICATED OFFERING MATERIALS

TARGETED MARKETING CAMPAIGNS

CRITICAL REVIEW OF OFFERS & NEGOTIATION

SUCCESSFUL EXECUTION



30-02 NEWTOWN AVE

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DEBT & STRUCTURED FINANCE

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