



## Structured Multifamily Capital

Property Types:	Market Rate, Condo to Rental Restructuring
Target Markets:	Continental US
Deal Structure:	Existing loan purchase, Recapitalization and/or New Origination
Capital Structure:	First/Junior Mortgage, Mezzanine Loan, Preferred Equity, Forward Stand-By and Forward Pre-Purchase Commitment
Loan Size:	\$5M minimum
Loan Term:	2 to 5 years with extensions available
Rate:	Competitive fixed rate correlated to capital structure
Loan-To-Value:	Up to 80%
Loan Structure:	Interest Only, Participating, Partial and Full Accrual Coupon
Current Pay:	Minimum of 8%, capitalized by a reserve if necessary
Prepayment Provisions:	2 year lock out, but allowances for collateral swaps
Collateral Swap:	Allowed subject to maintaining fixed or increased dollar balance outstanding, borrower pays all related costs
Origination Fees:	1% to 3% subject to deal specific parameters
Exit Fees:	negotiable, subject to deal specific parameters
Extension Fees:	.25% to .5%
Supplemental Funding:	Structured as Holdback, subject to deal specific hurdles
Interest Rate Caps:	Non required unless subordinated to floating rate debt
Deposits:	1% good faith and \$20k third parties due at application
Liability:	Non-recourse, springing or full recourse determined on case-by case basis
Escrows:	Negotiable
Security Interest:	Fee Simple, Leasehold and/or Partnership Interests

### Contact Information

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