



Syndicated Commercial Real Estate Capital

Property Types:	All property types except raw land
Target Markets:	Major Markets
Loan Uses:	Acquisitions, Recapitalizations, Value add repositioning, Repurchase of existing debt, Short term sale/leaseback, DIP Financing.
Deal Structure:	Existing loan purchase, Recapitalization and/or New Origination
Capital Structure:	First Mortgage w/ exceptions for low leverage Mezzanine loan
Loan Size:	\$10M minimum
Loan Term:	1 to 3 years with extensions available
Rate:	As low as 12% but correlated to capital structure and leverage
Loan-To-Value:	Up to 60%
Loan Structure:	Interest Only, Participating, Partial and Full Accrual Coupon
Current Pay:	Negotiable and capitalized by a reserve if necessary
Prepayment Provisions:	Typically 6 months but can be negotiable based on loan structure
Origination Fees:	1% to 5% subject to deal specific parameters
Exit Fees:	negotiable, subject to deal specific parameters
Extension Fees:	.25% to .5%
Other Costs:	Application fee of \$10,000-\$25,000, NON-REFUNDABLE if loan commitment is in compliance with lenders initial term sheet
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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