

# UC Funds



- “One Stop Shop” for Multifamily and Commercial debt & equity
- Balance sheet provider with over \$2 Billion closed
- Vertically integrated commercial real estate specialty finance firm
- Debt and equity solutions throughout the life-cycle of a property
- Cash out available on a case by case basis

**UC Funds is the most sophisticated financial ally in the marketplace!**

Terms Features	Light Transitional	Bridge	Adaptive Re-use Heavy Rehab	Mezz Debt / Preferred Equity	Permanent
Loan Size	\$5 to \$50+ MM	\$5 to \$50+ MM	\$5 to \$40+ MM	\$2 to \$15+ MM	\$5 to \$60+ MM
Debt Position	1st Mortgage	1st Mortgage	1st Mortgage	Subordinate Debt	1st Mortgage
Stabilized LTV	Up to 75%	Up to 75%	Up to 75%	Up to 75%	Up to 75%
DSCR <i>(excludes reserves)</i>	As low as 0.7x	As low as 0.5x	As low as 0.5x	As low as 0.5x	1.25
Pricing	L+2.95%+	L+3.25%+	L+4.75%+	L+8.00%+	Market
Term	1 to 3	1 to 3	1 to 3	1 to 3	5 to 15+
LTC	Up to 85%	Up to 85%	Up to 75%	Up to 90%	Up to 75%
Typical Deals:	Light repositions	Value-add repositions	Heavy renovations and conversions	Higher quality assets; experienced sponsors	Stabilized Properties