



McIntyre Investment Properties Inc

Current Lending Parameters

Eligible Property Types

Multifamily Apartments
Grocery Anchored Retail Shopping Centers
Mixed Use
CBD Office
Suburban Office
Medical Office
Student Housing
Warehouses / Distribution / Flex
Flagged Hotels
Parking Garage
Self Storage

Geography (Tier 1 Markets in US)

New York - City
New York - Metro
Boston
Philadelphia
Washington DC
Atlanta
Austin
Charlotte
Chicago
Dallas
Denver
Houston
Los Angeles
Miami
Memphis
Nashville
Phoenix
Portland
San Diego
San Francisco
Salt Lake City
Seattle

OTHER TIER 1 MARKETS WITH 500,000+ MSA CONSIDERED

All First Mortgages: Loan / Deal Sizes (\$2,000,000 - \$30,000,000+)

First Mortgages

Loan to Value Ratio Up to 75%
Interest Rate 10 - 14%
Term 1 - 3 years
Amortization Interest Only
Recourse Preferred
Origination Fee 2 - 3 Points
Exit Fee None
Extensions Yes
Extension Fee 1/2 - 1 Point
Borrowing Entity Special Purpose Entity

Purchasing Distressed Debt

Loan to Value Ratio Up to 75%
Interest Rate TBD
Term 1 - 5 Years
Amortization TBD
Recourse TBD
Origination Fee 2 - 3 Points
Exit Fee None
Extensions Yes
Extension Fee 1/2 - 1 Point
Borrowing Entity Special Purpose Entity

Financing Third Parties Purchasing Distressed Debt

Loan to Value Ratio Up to 75%
Interest Rate TBD
Term 1 - 5 Years
Amortization TBD
Recourse TBD
Origination Fee 2 - 3 Points
Exit Fee None
Extensions Yes
Extension Fee 1/2 - 1 Point
Borrowing Entity Special Purpose Entity

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