



ACRES Capital is a private commercial real estate (“CRE”) lender that provides unique debt capital solutions to middle market developers and sponsors nationwide. We offer unparalleled skill and expertise in the origination, structuring, underwriting and asset management of complex real estate investments and invest in all parts of the “capital stack” for a wide variety of commercial real estate asset types. We make non-recourse loans for both stabilized and distressed properties.

Our portfolio is in excess of \$750M and is comprised of loans in all asset classes and across all stages of the property life cycle.

The Company is led by a team of successful professionals in Mark Fogel, Andrew Fentress and Marty Reasoner who are dedicated to delivering results to our clients.

Key Terms

Loan Amount	\$4,000,000 minimum to \$50,000,000 maximum
Loan Term	Generally 1 to 3 years. Extension options available
Interest Rate	Floating rate over LIBOR index. Spread varies based on risk and terms (L+5.0% to L+15.0%)
Amortization	Determined on a case-by-case basis
Loan-To-Value	Up to 80%
Loan-To-Cost	Up to 85% as measured by new cash equity in the transaction or current property cash flow
Loan Purpose	Refinance or Acquisition of Stable and “Scratch & Dent” Properties, Predevelopment, Construction, Adaptive Reuse and Note Acquisitions
Eligible Property	Multifamily, Condominium, Office, Hotel, Retail, Student Housing, Senior Housing, Industrial

General Structure and Covenants

Guarantees	Generally non-recourse with standard carve outs
Sponsorship	Established track record and verifiable liquidity commensurate with transaction
Minimum DSCR	1.10x "as-is", 1.20x - 1.25x at exit. Lower DSCRs considered if payment supported by pre-funded interest reserves or guarantees
Escrows/Reserves	Monthly deposits required for tax & insurance escrows, replacement reserves

Contact:

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