

# MADISON REALTY CAPITAL

Madison Realty Capital is a vertically integrated real estate private equity firm that manages approximately \$8.5 billion in total assets\*\* on behalf of an institutional global investor base. Since 2004, Madison Realty Capital has completed more than \$20 billion in transactions\* in the U.S. providing borrowers with flexible and highly customized financing solutions, strong underwriting capabilities, and certainty of execution.

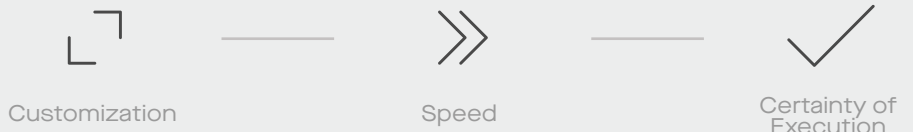
## Investment Types

ACQUISITION FINANCING      LENDER FINANCING  
 CONSTRUCTION FINANCING      LOAN FINANCING  
 CONSTRUCTION COMPLETION      PERFORMING/  
 CO-LENDING      NON-PERFORMING  
    NOTE ACQUISITIONS

## Property Types

MULTIFAMILY      MIXED-USE      CONDO  
 INDUSTRIAL      HOTEL      MEDICAL OFFICE/LIFE SCIENCES  
 OFFICE      RETAIL      LAND

## Streamlined Approval Process



## Recent Transactions

**\$72M**

**Closed April 2022**  
 Refinancing  
 Hotel  
 Sonoma & Napa, CA

**\$55M**

**Closed April 2022**  
 Construction Loan  
 Multifamily  
 Miami, FL

**\$70M**

**Closed March 2022**  
 Acquisition & Predevelopment Loan  
 Mixed-Use Multifamily  
 Manhattan, NY

**\$345M**

Construction & Inventory Loan | Mixed-Use/Condo | Boston, MA

**\$128M**

Inventory Loan | Condo | Hallandale, FL

**\$125M**

Construction Completion Loan | Multifamily | Los Angeles, CA

**\$65M**

Construction Loan | Multifamily | Warren, NJ

**\$53M**

Construction Loan | Multifamily | San Antonio, TX

**\$45M**

Acquisition & Construction Loan | Multifamily | Sunnyvale, CA

**\$35.5M**

Refinancing | Office | Miami, FL

**\$32M**

Acquisition & Construction Loan | Multifamily | Hayward, CA

## Capital At Work

### Program Guidelines

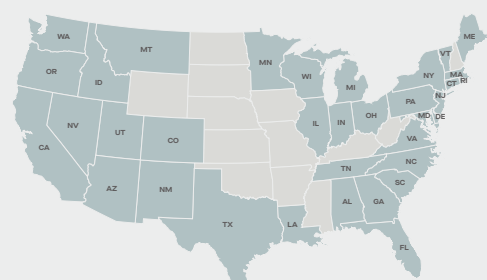
Deal Structure	First Mortgage Loans, Mezzanine Loans, and Preferred Equity Investment
Loan Amount	\$5 – 500+ million
Loan-To-Value (LTV)	*Up to 75%
Loan-To-Cost (LTC)	*Up to 85%
Interest Rate	4 – 12% interest only
Typical Loan Term	6 months – 5 years (extension options offered)
Origination Fee/Exit Fees	Typically 1 – 2%
Non-Recourse Available	

\*Exceptions To Be Considered

### About Madison Realty Capital

- \$20 billion of closed transactions across 565+ debt and equity positions since 2004\*
- Approximately \$8.5 billion of gross assets under management\*\*
- In-house servicing, construction management, and asset management
- Successfully executed, managed, and exited investments nationwide

### Target Markets



\*This information is presented as of March 31, 2022

\*\*Assets under management figure subject to change pending final investment portfolio valuations