

# Debt Platform Overview



## NRE Capital Partners Overview

- NRE is a specialized real estate lender that originates, underwrites, structures, and funds high-yield debt transactions.
- NRE was founded by entrepreneurs and owner-operators of real estate across multiple asset classes with extensive commercial loan, legal, finance and banking expertise.
- For the past 20 years, the principals of the firm have invested and/or financed value-added, transitional and stabilized real estate opportunities across the entire capital stack.

## Platform Focus

- NRE provides flexible financing solutions for sponsors across a broad range of deal profiles:
  - Bridge / Lease-Up
  - Renovation / Repositioning
  - Ground-Up Construction
  - Refinance / Recapitalization
  - Distressed Situations
  - Time Sensitive Transactions
- Primary and secondary markets across the U.S.
- Major property types including multi family, condominium, hospitality, office, mixed-use, retail, industrial, student/senior housing, self storage, and mobile home parks.

## Representative Investments



**\$15M Acquisition Loan**  
Office  
Newark, NJ



**\$9.8M Construction Loan**  
Condominiums  
Brooklyn, NY



**\$7.5M Land Loan**  
Land  
Newark, NJ



**\$5.635M Refinance**  
Multifamily  
East Orange, NJ

## Debt Platform Parameters

	Senior Bridge Loan	Senior Construction Loan	Mezzanine Loan / Preferred Equity
<b>Debt investment size</b>	\$2 – \$50 million	\$5 – \$75 million	\$5– \$50 million
<b>Term</b>	1 – 3 years	1 – 3 years	2 – 5 years
<b>Loan to cost</b>	Up to 80%	Up to 75% (up to 100% of construction costs)	Up to 90%
<b>Rate</b>	L+6.00% - 9.00%	L+6.00% - 8.00%	L+8.00% - 12.00%
<b>Loan type</b>	Fixed or Floating	Fixed or floating	Fixed or floating
<b>Recourse</b>	Deal Dependent	Deal Dependent	Deal Dependent

## Origination Team Contacts

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