



Founded in 2005, [G4 Capital Partners](#) is a long-standing NY based real estate investment firm focused on senior secured middle market loan transactions in the Northeast with a concentration within the NYC metro markets. With a true cradle-to-grave approach, the firm finances the full spectrum of CRE transactions from acquisition and construction to repositioning and semi-stabilized loans. Since inception, G4 has originated, underwritten, and closed over \$4.0 billion of loans.

Typical Lending Parameters

<u>Average Loan Size:</u>	\$20MM to \$300MM
<u>Geographic Focus:</u>	G4's investments are concentrated in the NY Tri-State Area along with Florida and California (<i>will consider investments in all gateway markets on a case-by-case basis</i>)
<u>Security:</u>	First Mortgage and Mezzanine Financing
<u>Term:</u>	Two (2) to three (3) years of initial term with extension terms
<u>Interest Rates:</u>	SOFR + Best Available Spread (<i>rates vary depending upon collateral and loan structure</i>)
<u>Origination / Exit Fees:</u>	1.0% to 2.0%
<u>Loan-to-Value:</u>	Typically targeting 65%
<u>Property Types:</u>	Residential condominium, multifamily rental, office, retail, industrial, entitled land, and hospitality
<u>Prepayment:</u>	Minimum interest required (generally nine (9) to twelve (12) months)
<u>Stage of Development:</u>	Acquisition, predevelopment, repositioning/redevelopment, construction, and stabilized
<u>Structuring:</u>	Floating rate tied to SOFR
<u>Amortization:</u>	Interest only, typically structured as a current pay monthly obligation funded quarterly in advance
<u>Recourse:</u>	Typical guarantee structures include interest and carry guarantees, completion, non-recourse carve-outs, bankruptcy, and environmental liability
<u>Closing:</u>	Two (2) to four (4) weeks

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