

G4 Capital Partners Lending Parameters



G4 Capital Partners ("G4") is a New York City based real estate credit firm. Founded in 2005, the firm has originated nearly \$6B in senior secured commercial real estate loans focused in the NYC metro area and select major markets.

With over two decades of leadership continuity, G4 leverages deep local market expertise, long-standing counterparty relationships, and supported by a disciplined organization delivering best-in-class financing solutions.

LOAN PARAMETERS

Average Loan Size:	\$50 million to \$350+ million
Geographic Focus:	New York Tri-State Area along with Florida and California (will consider investments in all major markets on a case-by-case basis)
Security:	First Mortgage and Mezzanine Financing
Term:	Two (2) to three (3) years of initial term with extension terms
Interest Rates:	SOFR + Best Available Spread (rates vary depending upon collateral and loan structure)
Origination / Exit Fees:	1.0% to 2.0%
Loan-to-Value:	Typically targeting 70%
Property Types:	Residential condominium, multifamily rental, office, retail, industrial, student housing, entitled land, and hospitality
Prepayment:	Minimum interest required (generally nine (9) to twelve (12) months)
Stage of Development:	Land acquisition, predevelopment, repositioning, redevelopment, construction, and stabilized
Amortization:	Interest only, typically structured as a current pay monthly obligation funded quarterly in advance
Recourse:	Typical guarantee structures include interest and carry guarantees, completion, non-recourse carve-outs, bankruptcy, and environmental liability
Closing:	Approximately four (4) to six (6) weeks

21 YEARS IN BUSINESS

\$6B

TOTAL
ORIGINATION

\$2B

CURRENT
PORTFOLIO

52%

REPEAT
SPONSOR AVERAGE

295

TOTAL
DEAL COUNT

CONTACT US

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