



DWIGHT MORTGAGE TRUST

Bridge Loan Representative Terms

Eligible Properties

- Multifamily, Assisted Living, Skilled Nursing, Retail, Mixed-Use, and Office properties
- Flexible criteria ranging from lease-up and value-add acquisitions to equity recapitalizations

Maximum LTV

Up to 90% Loan-to-Cost and 80% of Stabilized Value

Loan Amount

\$20 million to \$200 million

Term

Up to 36 months including extension options

Interest Rate

Floating rate over 30-day Term SOFR index, spread over Term SOFR is variable based on property, strategy, and sponsorship

Amortization

Interest Only

Prepayment

Waived if permanent financing is provided by Dwight Capital

Security

- First mortgage lien and assignment of rents required
- Single-purpose entities and Tenants in Common

Fees

1% finance fee

Recourse

Typically non-recourse with standard carve-outs for multifamily, partial or full recourse may be required for other property types

Escrows

Required for real estate taxes, insurance, and critical repairs; an interest reserve may also be required based on debt service coverage

Loan Costs

Borrower is responsible for all due diligence and transaction costs

Guarantors

Required to meet net worth and liquidity dependent on transaction size

Additional Conditions

The Loan is contingent upon an acceptable Environmental Report, Property Needs Assessments, Appraisal and Zoning Report

This term sheet sets out non-binding and general guidelines and is designed as an aid to prospective borrowers and other clients. This term sheet does not represent or imply a contract or an offer to lend funds. An offer to lend funds may only be made by a signed written commitment letter to a prospective borrower. This term sheet is subject to change at any time without notice at the sole discretion of Dwight Mortgage Trust LLC. Credit and collateral are subject to approval. Terms and conditions apply. This is not a commitment to lend. As a capital provider, Dwight Mortgage Trust LLC is not a registered investment adviser and does not otherwise provide investment advice.