



Investment Summary

www.jcrcapital.com

Investment Overview: JCR Capital is a commercial real estate finance company that provides debt and equity for opportunistic and distressed real estate transactions.

Client Profile:

1. Legacy borrowers seeking to repurchase their loans and/or recapitalize/restructure their existing assets.
2. Opportunistic buyers seeking capital for note acquisitions or fee simple property acquisitions.
3. Legacy lenders seeking solutions to problem loans and REO. This includes a “bad bank” joint venture option.

Deal Size: \$500,000-\$10 million

Investment Strategy:

- Bridge loans
- Project recapitalizations
- Project/loan restructures
- Note purchase (debt and equity)
- Borrower discounted loan payoffs
- Other special situations

Financial Products:

- Debt
- Participating debt
- Preferred equity/mezzanine loans
- Equity

Asset Classes:

- Multifamily
- Office
- Industrial
- Retail
- Finished residential lots
- Limited service hotel brands

Geographic Areas:

- Western United States
- Mid-Atlantic
- Southeast
- Northwest

Primary Underwriting Criteria:

- JCR investment basis (per square foot, per lot, per unit, etc.)
- Loan to replacement cost
- Cash flow to investment basis
- Unleveraged project level cash flow
- Exit strategy
- Market/property condition/sponsorship

How to Get Going:

Please send:

1. Sources & uses statement
2. Collateral description
3. Capital needed
4. Exit strategy
5. Existing cash flow (NOI), if any
6. Stabilized cash flow

Excluded Asset Classes:

JCR does not work with the following asset classes:

- Healthcare
- Hospitality
- New construction (ground up)
- Student housing

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JCR Capital at a Glance

1. Flexible structures
2. Investments do not require current pay
3. Investments can be structured as debt or equity or a hybrid
4. Can close quickly
5. Can be short term: 6 months or mid-term 3 years
6. Non-recourse
7. Rate: Can be as low as 10%
8. All in return requirements: 15-20%, can be achieved via rate, fees, or profit participation in various combinations.
9. We typically do not like to be subordinate to other debt
10. Preferred deal size \$1-10 MM