T4
CAPITAL PARTNERS

Commercial Real Estate Lenders






T4 Capital Partners is the lending arm of Titanium Realty Group. Titanium Realty Group is a fully integrated real estate investment firm specializing in development and management of properties in the New York metro area. Titanium Realty Group currently has $400MM of assets under management with another $375MM of projected deliveries actively in pre-development.

Decision-maker review prior to term sheet

Tailored solutions crafted by real estate owners and developers who understand borrower needs

Relationship-driven balance sheet lenders with direct contact during the term of the loan

Financing solutions that support your success

Typical Terms

Senior Bridge, Construction and Land Loans

Geography	Focus on the Northeast Corridor, other Eastern and Sunbelt markets considered
Property Types	All major asset classes considered
Purpose	Bridge, Ground-up Construction, Land acquisition & Pre-development
Loan Size	$1MM - $15MM [up to 75% going-in LTC possible, target 65% as-stabilized LTV]
Interest Rate	Starting at 9.0%
Lender Fees	Origination: 1%- 2% - Exit: 0% - 1%
Structure	Loan Term: 3 to 36 months - Flexible pre-payment - Interest Only
Recourse	Typically non-recourse, varies by transaction
Closing	15 to 30 days after receipt of all Due Diligence materials

Mezzanine Loans & Preferred Equity

Mezzanine Loans and Preferred Equity investments considered along similar deal parameters	
- Acquisition, Bridge, Construction	- Leverage: 80%+ LTC/V considered
- Interest Rate: Starting at 14%	- Lender Fees: Starting at 1%-in / 1%-out

Aaron Prager
Originations

(443) 207-2454
aprager@t4cp.com

T4 Capital Partners
302 5th Ave, Suite 1201
New York, NY 10001

(212)229-0538
info@t4cp.com
www.t4cp.com

Your growth, powered by T4 Capital Partners