



# Popular RE

## Loan backed by Class A multi-family

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15 March 2024

Popular RE Multi-Family Development Financing

## Loan backed by Class A multi-family

Invest in a mezzanine loan provided to the owner of a to-be-completed 242-unit, Class A multi-family property in Charlotte, North Carolina.

Target minimum net annual yield 10.5%  
Target net annual yield: 1M SOFR + 6.76%

Target term  
29 months

*This floating rate loan has a floor, or target minimum net annualized yield. Investors can expect to earn above the minimum as interest rates remain elevated.*



## Attractive monthly income

The majority of the loan's interest is expected to be paid monthly throughout the term. The remainder is expected to compound and be paid at the loan's maturity.

## Investor-friendly structures

The loan has a range of credit enhancements designed to help protect investors:

- **Equity cushion:** The loan is secured by a 100% pledge of the Borrower's ownership interest in the development.
- **Interest reserve:** The loan is structured with a \$2.5M interest reserve in a lender-controlled account.
- **Completion guarantee:** The Borrower must finish the development by June 30, 2025, more than a year ahead of the loan's target maturity. The development is currently 70% complete.

## Experienced Borrower

The Borrower is a real estate development company with \$2.5B+ in AUM and 60+ years of experience. The Borrower has completed 12 similar multi-family developments.

**INVEST NOW**