

Custom Real Estate Financing Solutions



Eligible Locations

Primary and secondary MSAs located in the U.S. with a focus on urban infill properties primarily within New York City, Southern California, the San Francisco Bay Area, Denver, Dallas, Austin, Houston, Chicago, Washington D.C., Charlotte, Florida, Atlanta, Boston, Nashville, Seattle, Portland and Phoenix. Limited and select service hotels eligible nationally

Property Types

Multifamily, office, retail, industrial, hospitality (all service types), self storage, specialty-use, condominium, entitled land, data center, parking

Loan Purpose

Performing Loans: Stretch senior, bridge, repositioning, redevelopment, ground up construction and note financing

Special Situations: Non-performing note financing and acquisitions, entity recapitalizations

Loan Type

Senior, stretch senior, mezzanine, B-note, note-on-note, preferred equity

Loan Amounts

Starting at \$50 million (whole loan) up to \$500 million+

Loan Term

Up to 7 years, including extensions

Interest Rates

Starting at SOFR + 250 bps

Amortization

None, interest-only

Fees

0.0% - 2.0%

Loan to Value/Cost

Up to 85%

Recourse

Non-recourse, except for standard “bad-boy” carve-outs, completion guarantees, environmental indemnities

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Creating Value. Enhancing Communities.

www.cimgroup.com

CIM is a community-focused real estate and infrastructure owner, operator, developer and lender that directly originates commercial real estate loans in urban communities throughout the U.S.



Custom Financing Solutions

Representative Transactions

\$353 Million

Senior Bridge Loan
Office | Phoenix, Arizona

\$212.5 Million

Senior Participation Loan
Mixed-Use | New York, New York

\$175 Million

Senior Mortgage Loan
Office | Tampa, Florida

\$108 million

Senior Construction Loan
For-Rent Residential | Miami, Florida

\$84 million

Senior Bridge Loan
Industrial | Spanish Fork, Utah

\$68 million

Senior Bridge Loan
Self Storage | Various, USA

\$147 million
Senior Bridge Loan
For-Rent Residential
Phoenix, Arizona

(Featured photo)

CIM Real Estate Debt Solutions focuses on originating loans secured by high-quality real estate assets in major MSAs throughout the United States. We seek to provide custom financing opportunities for diverse asset types. www.cimgroup.com/borrow

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