



Subdebt Loan Fact Sheet

Investment Strategy: E2MV is a private investment manager targeting small-balance preferred equity, mezzanine debt and B-note investments in major asset classes across the western United States. E2MV's interdisciplinary investment approach allows it to provide creative, tailored capital solutions for Sponsors. Typical transactions have an urgent closing timeframe, a strong value proposition and clear exit strategy.

Lending Parameters

Investment Size:	\$1 to 15 MM +; target \$2 to 8 MM
Structure:	Mezzanine Loans, Preferred Equity, B-Notes
Rate:	13.0%+, Fixed or Floating
Current Pay:	Partial accrual ok; interest reserve when necessary
Origination Fee:	1.0% +
Term:	6 to 36 months
Max LTV:	Up to 85%
Minimum DY/DSCR:	None
Minimum Multiple:	None
Geography:	Targeting Core and Secondary Markets in the western United States; selectively in the Midwest and East Coast.
Asset Classes:	Major Asset Classes
Recourse:	Typically, Non-recourse with standard carveouts

Funding Users

- Partnership Buyouts
- Lease-up / Stabilization
- Property Acquisition
- Recapitalizations
- Complex Deal Structures
- Special Situations / Rescue Capital
- Rehabilitation (No Ground-Up Construction)
- Stalled Deals / Construction Completion
- First Mortgage Buydown

Contact Us

Marc Perusse
303.916.8330
Marc@e2mventures.com

Kristin Bertram
917.703.5670
Kristin@e2mventures.com

www.e2mventures.com
410 17th Street, Suite 250
Denver, CO 80202