

FIRM OVERVIEW

Modern Bank provides Sponsors with cash flow based commercial real estate loans secured by a wide range of asset classes in the Tri State area (with a New York City focus). Our experienced bankers are committed to providing creative short- and long-term financing solutions, with competitively priced products and services that meet the dynamic needs of our clients.

WHAT WE OFFER

- ✓ Timely Responses
- ✓ Certainty to Close
- ✓ Customized Financings
- ✓ Low Cost Solutions
- ✓ Variable Amortization Schedules
- ✓ Flexible Structures

INVESTMENT CRITERIA

Products & Services

- Acquisition Financing
- Refinancing
- Transition/Renovation
- Recourse and Non-Recourse
- Cash Management
- Capital Call Lines of Credit

Investment Criteria

- Loan Size: \$1.5-\$7.5 Million
- LTV: Max. 75%
- DSCR: Min. 1.25x
- Experienced Sponsorship
- Tri-State area (New York City focused)

Asset Types

- Multifamily
- Mixed-Use
- Retail
- Office
- Industrial

Interest Rate

- Fixed-Rate
- Floating Rate
- Interest-Only

Representative Transactions

<p>5-Unit Multifamily Property</p> <p>\$6,250,000 Washington Heights</p> <hr/> <p>Acquisition</p> <hr/> <p>Fixed Rate Term Loan</p>	<p>5-Unit Multifamily Property</p> <p>\$6,200,000 Greenwich Village</p> <hr/> <p>Refinance</p> <hr/> <p>Fixed Rate Term Loan</p>	<p>9-Unit Mixed Use Property</p> <p>\$5,500,000 Lower East Side</p> <hr/> <p>Acquisition/Refinance</p> <hr/> <p>Floating Rate Loan</p>	<p>9-Unit Mixed Use Property</p> <p>\$5,500,000 Chelsea</p> <hr/> <p>Refinance</p> <hr/> <p>Transitional Loan</p>
<p>19-Unit Mixed Use Property</p> <p>\$5,500,000 Boerum Hill</p> <hr/> <p>Refinance</p> <hr/> <p>Floating Rate Loan</p>	<p>12-Unit Multifamily Property</p> <p>\$5,500,000 Williamsburg</p> <hr/> <p>Refinance</p> <hr/> <p>Fixed Rate Term Loan</p>	<p>11-Unit Mixed Use Property</p> <p>\$3,500,000 Long Island City</p> <hr/> <p>Refinance</p> <hr/> <p>Fixed Rate Term Loan</p>	<p>6-Unit Multifamily Property</p> <p>\$1,675,000 Rye, NY</p> <hr/> <p>Refinance</p> <hr/> <p>Fixed Rate Term Loan</p>
<p>3-Unit Retail Condo Property</p> <p>\$5,500,000 East Village</p> <hr/> <p>Acquisition/Refinance</p> <hr/> <p>Floating Rate Loan</p>	<p>2-Unit Retail Property</p> <p>\$3,975,000 Bronx</p> <hr/> <p>Refinance</p> <hr/> <p>Fixed Rate Term Loan</p>	<p>19-Unit Mixed Use Property</p> <p>\$2,300,000 Jersey City, NJ</p> <hr/> <p>Acquisition</p> <hr/> <p>Fixed Rate Term Loan</p>	<p>4-Unit Multifamily Property</p> <p>\$2,750,000 Greenwich, CT</p> <hr/> <p>Refinance</p> <hr/> <p>Fixed Rate Term Loan</p>

Joseph Petrelli
Head of Commercial Real Estate
212-323-1137
jpetrelli@modernbank.com

Peter Thompson
Director
212-323-2806
pthompson@modernbank.com

Kevin Dalton
Director
212-323-1124
kdalton@modernbank.com

Tom Cotter
Assistant Vice President
212-323-2838
tcotter@modernbank.com

Jon Demarco
Associate
212-323-2801
jdemarco@modernbank.com