

Program Rate Sheet *January 2023*

PERMANENT LOAN– RiverSource Investments and other Life Companies

Spreads range from 140 bps to 190 bps over the comparable Treasury,
(floor rates do apply)

PERMANENT LOAN – Commercial Bank and Credit Unions

Spreads range from 160 bps to 250 bps over the comparable Treasury swaps,
(floor rates do apply)

PERMANENT LOAN – Wall Street Conduit and Debt Funds

Spreads range from 150 bps to 250 bps over the comparable Treasury swaps
(floor rates do apply)

PERMANENT LOAN – Fannie Mae/DUS and Freddie Mac

Spreads range from 150 bps to 200 bps over the comparable Treasury

MEZZANINE LOAN - Wall Street Conduit and Debt Funds

Interest rates and loan fees vary, minimum of 9%

CREDIT TENANT LEASE - Wall Street Conduit / Life Company / Private Placement / Bank

Spreads range from 140 to 250 bps over the comparable Treasury
Spreads dependent on tenant credit rating

INTERIM LOAN - Wall Street Conduit / Life Co. /Com. Bank

Spreads range from 375 bps to 475 bps over SOFR

EQUITY – Institutional and Private

Overall returns of 11% to 20%+, preferred returns of 8% to 10%

Note: The spreads and rates listed above are indicative of those offered as of the abovementioned date. Such rates are to be taken in consideration only with the debt and equity programs as described and outlined in the PC Financial Program Guide. Each rate assumes a maximum loan for a maximum term and will vary per property type. In many cases, discounted pricing may be offered for lower leveraged transactions. Spreads and rates are subject to change without notice. This Program Rate Sheet is for discussion purposes only and is not a commitment. This Program Rate Sheet is delivered to you in strict confidence, with the understanding that it will be used solely to facilitate transactions with PC Financial Corporation and will not be shared by you with any competition of PC Financial Corporation or third party (other than proposed borrowers).