

AEW

DEBT CAPITAL

FLEXIBLE REAL ESTATE DEBT SOLUTIONS

For 35 years, AEW has been a trusted partner and a reliable source for competitively priced capital. AEW offers a variety of full stack, long-term, open-ended lending solutions for whole loans, mezzanine debt and preferred equity. We target both stabilized and transitional properties across the risk/return spectrum in major metropolitan cities throughout the U.S. Our team's creative approach allows us to actively invest in all market cycles to facilitate our borrower's investment strategy.

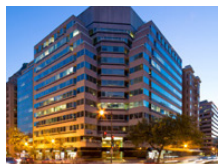
FULL STACK WHOLE LOAN

MEZZANINE DEBT & PREFERRED EQUITY

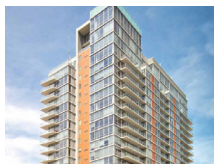
INVESTMENT CRITERIA

Leverage	Up to 80% Loan-to-Value
Loan Amount	\$50 - \$200 Million
Property Types	Industrial, Office, Multifamily and Mixed-Use
Investment Strategies	Transitional and Stabilized Projects
Flexible Term	3- to 10-Years
Rate Type	Fixed or Floating
Geography	Primary and Secondary U.S. Markets
Recourse	Non-Recourse with Standard Carve-Outs
Syndication Requirement	None

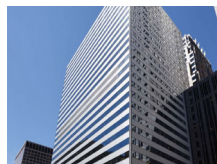
RECENT TRANSACTIONS



1400 L Street, N.W.
Class B+ Office
Washington, D.C.
\$75,500,000
7-Year Floating
Future Funding



Burnham Pointe
at Printers Row
Class A Multifamily
Chicago, IL
\$105,000,000
5-Year Floating



200 West Adams Street
Class B+ Office
Chicago, IL
\$133,960,000
5-Year Floating

INVESTMENT CRITERIA

Leverage	Up to 80% Loan-to-Value
Loan Amount	\$20 - \$200+ Million
Property Types	Retail, Industrial, Office, Multifamily, Hospitality, Mixed-Use, Senior Housing
Investment Strategies	Transitional and Stabilized Projects
Flexible Term	3- to 10-Years
Rate Type	Fixed or Floating
Geography	Primary and Secondary U.S. Markets
Recourse	Non-Recourse with Standard Carve-Outs

RECENT TRANSACTIONS



Heritage Tradition
Senior Housing
\$27,000,000
Sun City West, AZ
3-Year Floating



Century Center I & II
Suburban Office
\$20,000,000
Arlington, VA
5-Year Floating



Towers at Wildwood
Suburban Office
\$18,000,000
Atlanta, GA
5-Year Floating

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