

# Yieldstreet: Your Investing Partner

Yieldstreet provides our Commercial Real Estate investment partners with a one-stop solution to scaling their businesses by providing capital, speed of execution, and true flexibility. We invest across the capital structure, taking up to 90% of each investment, enhancing our partners' ability to increase investment volume and improve deal economics. We allow our partners to spend less time raising capital and more time closing deals.

## Commercial Real Estate

Since inception, Yieldstreet Commercial Real Estate has funded over \$356M in commercial real estate transactions across 68 deals.

## Investment Criteria

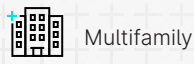
- Loan size: \$3M - \$15M+
- Target Interest: 8%+ Rate:
- Max LTV: 65% - 75%
- Geography: Top 35
- Property types:



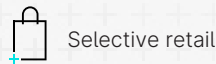
Office



Industrial



Multifamily



Selective retail



Land

## Why Yieldstreet?

### Grow Together

Yieldstreet invests alongside our partners, funding multiple transactions and deploying tens of millions of dollars in capital, keeping the focus on making good investments and less time raising capital.

### Enhanced Economics

We provide similar economics as traditional investment partners with the scalability that many others cannot replicate. We work diligently to enhance our partners' yields through the use of an ongoing servicing strip and can fund up to 90% of a specific investment.

### Expedited Execution

Yieldstreet pre-funds transactions using our \$300M in warehouse facilities. All transactions are closed and held on our balance sheet before distribution to our investor base.

### True Flexibility

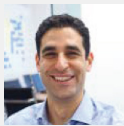
Yieldstreet invests across the capital structure including mortgage, mezzanine, preferred equity, and common equity. We are flexible, taking senior, pari-passu, or subordinate positions in investments.

# Commercial Real Estate

## Yieldstreet as an Investing Partner

Investing across the deal life cycle

- Capital Needed to Originate New Loans.
- Leverage to enhance investment economics with up to a 90% advance rate and a skim of the coupon.
- Capital to allow for Portfolio Optimization through purchases of existing loans. We enable partners to diversify portfolios and reduce concentrations in a single loan, geography, or property type.



**Mitchell Rosen**  
Sr. Director, Real Estate Investments



**Adil Hasan**  
Sr. Investment Associate, Real Estate Investments

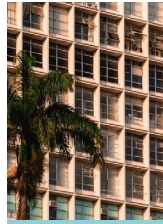
“We provide our partners with one-stop capital solutions to grow and expand their lending business across various geographies, property types, and leverage positions (mortgage/mezz/pref) ”

## Offerings



### Midwest Student Housing Portfolio

Property Type	Student Housing	
Product Type	First Mortgage	
Deal Type	Refinance	
Size	Term	Yield
<b>\$25.7</b>	<b>18 months</b>	<b>9%</b>



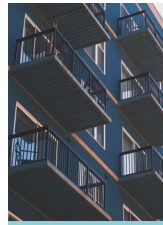
### Miami Predevelopment

Property Type	Land	
Product Type	First Mortgage	
Deal Type	Refinance	
Size	Term	Yield
<b>\$15.0M</b>	<b>24 months</b>	<b>9.25%</b>



### SoCal Industrial Property Financing

Property Type	Industrial	
Product Type	First Mortgage	
Deal Type	Refinance	
Size	Term	Yield
<b>\$6.4M</b>	<b>12 months</b>	<b>9%</b>



### Houston Multi-Family Property

Property Type	Multifamily	
Product Type	First Mortgage	
Deal Type	Refinance	
Size	Term	Yield
<b>\$10.0M</b>	<b>12 months</b>	<b>9%</b>

## Let's Connect

Would you like to partner and spend less time raising capital and more time closing deals, get in touch. [originations@yieldstreet.com](mailto:originations@yieldstreet.com), or [www.yieldstreet.com/originator-application/contact](http://www.yieldstreet.com/originator-application/contact)



**Mathew Lewis**  
Head of Originations



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