

BrightSpire Capital (NYSE: BRSP) is a commercial real estate credit REIT focused on originating, acquiring, financing and managing a diversified portfolio of commercial real estate debt and net lease real estate investments in the United States totaling \$4.3 billion of assets under management.*

Our team is composed of seasoned real estate finance professionals with a demonstrated track record of providing customers with flexible solutions across the capital stack.

LENDING INTO THE PATH OF GROWTH

Investment Objectives

Investment Size	Ranges from \$10MM to \$150MM+
Security Types	First Mortgages, B-Notes, Senior or Junior Participations, Mezzanine Loans, Preferred Equity
Property Types	All property types, including subordinate debt for construction
Geographic Locations	Throughout the United States (no "red lined" markets)
Term	3-5 years on average for senior loans up to 10 years for mezzanine loans / preferred equity
Target Returns/Pricing	<p>First Mortgage Loans Floating rate loans (generally over a LIBOR floor), with all-in coupons starting in the low/mid 3.00% range, depending on asset type and risk</p> <p>Mezzanine Loans/Preferred Equity Floating rate loans (generally over a LIBOR floor), with all-in coupons starting in the low 10.00% range, depending on asset type and risk; Fixed rate loans of 10% or higher</p>
Closing Time Frame	Typically 30 days with a track record of closing in shorter time lines
Non-Recourse	Non-recourse, except for standard "bad-boy" carveouts and depending on circumstances other credit enhancements

*As of June 30, 2021.

Target Investments



SENIOR MORTGAGE LOANS



MEZZANINE LOANS



PREFERRED EQUITY

BRSP directly originates and invests in commercial real estate debt and equity across a wide range of property types and geographic locations and can invest throughout the capital structure. Financing structures are custom-tailored to our customers' needs and we have successfully built a franchise with a reputation for innovation, speed, scale, reliability and responsiveness.

Representative Transactions



\$80,761,000

Office
Phoenix, AZ



\$62,888,000

Multifamily
Chapel Hill, NC



\$51,100,000

Multifamily
Salt Lake City, UT



\$43,000,000

Multifamily
Austin, TX



\$35,300,000

Office
San Diego, CA



\$22,650,000

Multifamily
San Jose, CA



\$31,678,000

Multifamily
Las Vegas, NV



\$15,983,000

Multifamily
Albuquerque, NM



BRIGHTSPIRE
CAPITAL

NYSE: BRSP | www.brightspire.com

FLEXIBLE FINANCING SOLUTIONS FROM \$10 MILLION TO \$150 MILLION

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