

Real Estate

Real Estate Capital Markets & Syndications

Product Type

- Mortgage/Mezzanine Loan Syndications
- Term Warehouse Facilities for Debt Platforms
- Secured Credit Facilities Comprised of Term Loans and Revolvers
- Subscription Lines Secured by Investor Capital Commitments
- Financing of Loan Portfolio Acquisitions, Performing and Non-Performing Portfolios
- Note-On-Note Financing

Key Differentiators

- Active in the commercial real estate market since 1875¹
- Ability to close large transactions
- Cost-effective/flexible structures
- Ability to structure transactions aligned with borrower's needs
 - Variable maturity notes, fixed or floating, substitution of collateral
- Streamlined approval process and certainty of execution

Lending Guidelines²

- **Preferred Size:**
 - **Term Warehouse Facilities:** \$150 Million to \$500 Million
 - **Secured Credit Facilities:** \$100 Million to \$500 Million
 - **Subscription Lines:** \$50 Million to \$100 Million
 - **Financing of Loan Portfolio Acquisitions:** \$50 Million to \$500 Million
- **Borrowers:** Real Estate Funds, Separate Accounts, REOCs/REITs and Insurance Companies
- **Property Types:** Multi-family, Industrial, Hotel, Retail, and Office
- **Markets:** Prefer primary markets, domestic and international tranches. Interest only periods available.
- **Term:** 1 to 10+ years; Secured Credit Facilities can combine multi-rate/duration tranches

Head of Real Estate Capital Markets & Syndications

Mike Hofheinz
Managing Director
973.355.4133
mhofheinz@metlife.com

Head of CRE Warehouse Lending

Jessica Ding
Senior Director
973.355.4769
jding1@metlife.com

Head of Debt Capital Markets

Drew Galton
Senior Director
973.355.4075
drew.a.galton@metlife.com

Structured Finance

Brock Gomez
Director
973.355.4105
brock.gomez@metlife.com

Maggie K. Hartigan
Director
973.355.4668
maggie.kosciolek@metlife.com

Kyle Wong
Director
973.355.4027
kyle.wong@metlife.com

¹ MetLife Investment Management has invested on behalf of the MetLife general account since 1875 and on behalf of third parties since 2012.

² For illustrative purposes only; not a guarantee of the characteristics of any loan.

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