

About

Invictus Real Estate Partners LLC is a vertically integrated commercial real estate lender based in New York City. Since 2020, Invictus has closed or is in closing on more than \$1.2 billion of whole loans with a focus on construction and bridge debt. Borrowers choose Invictus for the Company’s flexible and creative approach to both pre-close structuring and post-close management of their loans. This practical approach to lending is the result of Invictus’ prior experience developing and owning more than 4 million square feet of commercial buildings.

Lending Terms	Bridge to Perm	Construction	Land (Entitled)
Asset Class	Multifamily / Condo / Select Commercial	Multifamily / Condo	Multifamily / Condo
Markets	Top 50 MSAs	Top 50 MSAs	Top 50 MSAs
Loan Size	\$40M-\$350M+	\$40M-\$350M+	\$20M-\$100M
Term	18+ months	Up to 36 months	Up to 18 months
LTV	Up to 80%	Up to 70%	Up to 60%
LTC	-	Up to 80%	Up to 65%
Interest Rate	Starting at SOFR + 2.75%	Starting at SOFR + 4.5%	Starting at SOFR + 6.00%
Amortization	Interest Only	Interest Only	Interest Only
Prepayment	Starting at 12 Months	Starting at 12 Months	Starting at 12 Months
Recourse	Non-recourse with standard “bad boy” carveouts, interest & carry	Non-recourse with standard “bad boy” carveouts, completion, interest & carry	Non-recourse with standard “bad boy” carveouts, interest & carry

Recent Representative Transactions



Invictus closed a \$155M construction completion / condo inventory loan collateralized by a to-be-completed 466-unit luxury condo project in Miami.



Invictus closed a \$96M construction loan collateralized by a to-be-completed 96-unit luxury condo building in Fort Lauderdale.



Invictus closed a \$69M bridge-to-perm loan collateralized by a newly built 157-unit apartment building in Brooklyn.



Invictus closed a \$62M construction loan collateralized by to-be-completed a mixed-use property in Brooklyn.

Disclaimer: THIS INFORMATION IS NOT AN OFFER TO SELL OR SOLICITATION OF AN OFFER TO BUY SECURITIES

The information in this Presentation (“Presentation”) is for informational purposes only, and is not an offering of or a solicitation to purchase securities or otherwise make an investment. Securities may only be offered or sold pursuant to registration of securities or an exemption therefrom using offering documents and sales of securities will be limited strictly to those persons who are qualified as “accredited investors” as defined in Regulation D promulgated under the United States Securities Act of 1933. Material information is detailed in the offering documents, including, but not limited to, risk factors.