KRE CAPITAL
REAL ESTATE PRIVATE CREDIT FUNDS

LENDING CRITERIA

KRE Capital, the private credit affiliate of Kriss Capital, manages real estate debt investments through its fully-discretionary fund. KRE Credit Fund targets opportunities within the following lending parameters.

LENDING CRITERIA

Profile	Bridge	Construction
Loan Size	$20MM - $300MM+	$30MM - $300MM+
Pricing	**Starting at 4.75%** over SOFR	**Starting at 5.25%** over SOFR
Project/Strategy	Land/Predevelopment, Lease-Up, Condo Inventory, and Special Situations	Ground-Up, Conversion, and Construction Completion
Property Types	**Residential** (multifamily, condo, and SFR portfolios) and **Residential Mixed Use** (with retail, hotel, office, and other asset types).	
Geography	Primary Markets: **NY, NJ, CT, PA, FL, and TX** Open to other Top 50 MSAs and Resort/Second Home Markets.	
Term	12 Months to 36 Months with Extension Options	
Max Leverage	**Loan-to-Cost (LTC)**: Up to **80%** | **Loan-to-Value (LTV)**: Up to **70%**	

SELECT TRANSACTIONS

Alba Residences
West Palm Beach, FL

Forte Luxe
Jupiter, FL

32 Walker
Manhattan, NYC

26 East 35th Street
Manhattan, NYC

Bozeman Yards
Bozeman, MT

Monogram Condominiums
Manhattan, NYC

ORIGINATIONS TEAM CONTACT

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