



Institutional Background.
Nimble Execution.

Investment Platform

We outperform industry standards when it comes to speed, flexibility, reliability, and bespoke deal structures.

8%

Starting Fixed Interest Rates

10

Days To Close

Investment Types

Non performing note financing
Performing note financing
A | B pieces
Senior bridge debt
Mezzanine debt
Preferred equity

Asset Types

Multifamily
Mixed Use
Hospitality
Industrial
Retail
Office

Investment Philosophy

**Never increase
leverage in return for
higher rates.**

Basis-driven investment approach

F2's process begins with a full top-down, bottom-up underwriting of the collateral as if the asset is being acquired in-house. We then proceed by offering a leverage point with an accretive take-out plan, paired with a competitive rate and flexible prepayment terms.

We do not originate high leverage, loan-to-own notes.

Investment Process

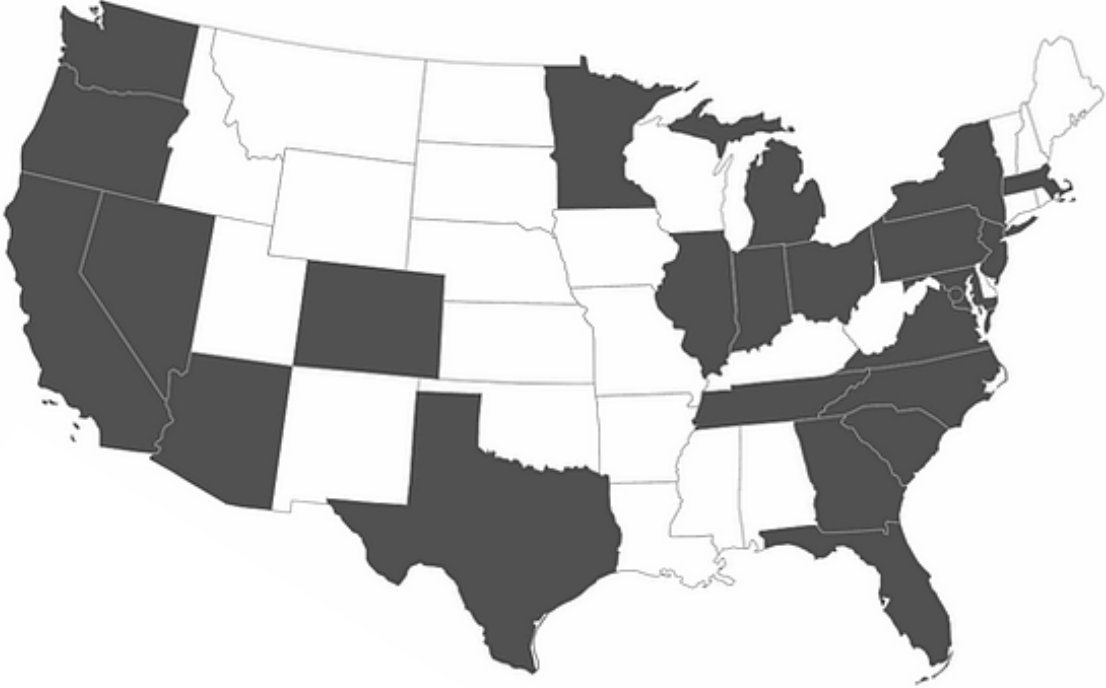
8-step proven investment approach:



Our defining characteristic is our unwavering discipline. A testament to our rigorous selection process is that only 5% of the deals we review progress to the Term Sheet phase. Our firm is built upon a foundation of conservative principles, a philosophy that has guided us steadfastly through the challenges of the COVID-19 pandemic and periods of significant interest rate fluctuations, exceeding 500 basis points. Our portfolio composition further reflects our disciplined approach: over 80% consists of ~50% LTV note financing positions and/or senior loans, predominantly secured by Multifamily or Industrial assets. This strategic focus on lower-leverage, high-quality collateral has been instrumental in our achievement of having no defaults in our portfolio.

Target Investments

Target Markets



■ Target Markets

Target Asset Classes

- Multifamily
- Mixed Use
- Hospitality
- Self Storage
- Industrial
- Retail
- Office

Target Deal Structures

- NPL Financing
- Note Financing
- A Pieces
- Preferred Equity
- Senior Loans
- Mezzanine Loans
- B Pieces