



## 44 MORGAN PRINCETON, NJ



**Asset Type:** Single Family

**Start Date:** 8/8/23

**End Date:** 3/7/25

**Duration:** 12 Months

Collateral Value At  
Origination:  
**Up to \$1.45M**

**LTV**

Deal LTV:  
**65%**

### LOAN TERMS

Spectra received 2.5% in interest per month for 12 months, and a 2% origination fee.

### WHY THIS BORROWER CHOSE SPECTRA

An experienced property developer wasn't able to get an acceptable loan structure from banks. The developer had sub-par credit that precluded him from obtaining conventional financing.

### WHY SPECTRA PROVIDED THE LOAN

The Princeton, NJ market is structurally sound in close proximity to the New York City MSA. The borrower was an experienced property developer and a pledge of membership interest was provided from the borrowing entity.

### BACKGROUND

The borrower was unable to secure a conventional loan for a construction project on a single-family home in Princeton, NJ. A creative financing solution from Spectra included the addition of a separate, well-capitalized guarantor. After several modifications to the loan, a UCC foreclosure was executed on the property. Within 48 hours, the property was under contract.

### MARKET OVERVIEW

Princeton is a premier suburban market that is bolstered by its proximity to major employment centers of the Northeast. Princeton University's \$26 billion endowment and robust research ecosystem acts as an anchor for the area, and the area's highly educated workforce continue to drive demand for high-quality housing and commercial developments.

### RESULTS

**Spectra executed a UCC foreclosure on the property in January 2025, and within 48 hours, the property was under contract. At the time of closing on 3/7/25, an 18% return on invested capital (on a gross basis) was generated for the fund.**