



44 MORGAN

PRINCETON, NJ



Asset Type: Single Family

Start Date: 8/8/23 **End Date:** 3/7/25 **Duration:** 12 Months

LOAN TERMS

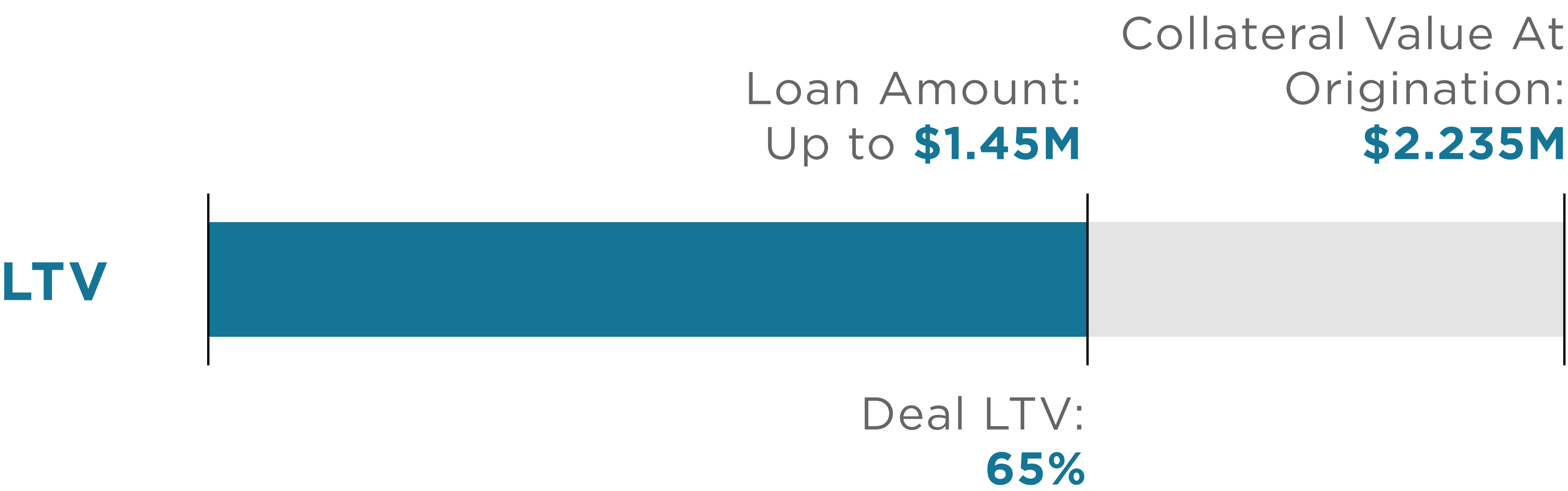
Spectra received 2.5% in interest per month for 12 months, and a 2% origination fee.

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.