



PRAWDZIK CAPITAL

# Mezzanine Debt Fund

Stable income,  
Structured protection and Strategic growth.



## Who We Are

Prawdzik Capital empowers accredited investors to participate in structured private credit opportunities across New Jersey. Through disciplined underwriting and local market expertise, we deploy capital into residential development projects with a focus on income generation and long-term capital growth.

## The Goal

Provide accredited investors with enhanced return potential by deploying capital into structured mezzanine debt positions that support top New Jersey residential projects and value-add projects throughout New Jersey.

The Fund is designed to deliver consistent income with upside participation, positioned between senior debt and sponsor equity in the capital stack.

## The Strategy and Asset Class

Invest primarily through mezzanine debt and subordinated loan structures to finance:

- Equity gap funding for ground-up top New Jersey residential projects
- Residential development and infill construction
- Spec home construction capital stacks
- Value-add residential repositioning projects
- Structured second-position or preferred equity investments

Mezzanine financing allows the Fund to earn higher returns than traditional senior debt while maintaining contractual protections and defined exit strategies.

## Investment Thesis

- Positioned between senior secured lenders and sponsor equity
- Structured returns through fixed interest and potential performance participation
- Focused exclusively on New Jersey residential development projects
- Short to mid-term investment horizons (typically 12-24 months)
- Conservative underwriting emphasizing project feasibility and exit clarity
- Designed to enhance income while supporting long-term capital growth

## For Accredited Investors Seeking

- Higher yield potential than traditional senior credit
- Portfolio diversification through structured private credit
- Contractual income with defined maturity timelines
- Exposure to New Jersey residential development growth
- Passive investment with professional management
- Limited correlation to public market volatility

10-14%

Target IRR

8-10%

Net Distribution Yield

3+ Years

Hold Period

Various

Asset Type

Income+Growth

Investment Objective

\$100,000

Minimum Investment





# Schedule a Call



## Target Fund Metrics

<b>Distribution Frequency</b>	Quarterly
<b>Fund Structure</b>	Evergreen
<b>Investor Eligibility</b>	Accredited Investors Only
<b>IRA Eligible</b>	Yes
<b>Tax Reporting</b>	1099

## Why the Mezzanine Debt Fund?

The Mezzanine Debt Fund provides flexible capital positioned between senior debt and sponsor equity within the capital stack. This structure allows the Fund to pursue enhanced, risk-adjusted yields while maintaining defined contractual protections and clear exit strategies. Capital is deployed into institutional-quality residential development projects across New Jersey with disciplined underwriting and execution.

## Asset Types

- Renovation Projects
- SFH Development
- Land Development
- Distressed Note Acquisitions
- Active Value Add Multifamily
- Adaptive Reuse Opportunities

## Investment Strategies

- Lean secured lending
- Bridge Financing
- Preferred Equity & Structured Income

## Why Prawdzik Capital

Prawdzik Capital combines local New Jersey development expertise with disciplined private credit structuring. By concentrating exclusively on top New Jersey residential projects, the Fund maintains strategic clarity, underwriting precision and capital-focused execution.

### Middle-of-Stack Yield

Targets contractual return potential above senior debt through structured mezzanine and preferred equity investments.

### Capital Stack Position

Invests between senior lenders and equity, typically subordinate to senior debt and senior to common equity.

### Structured Protections

Negotiated covenants, reporting & control rights are designed to protect capital and improve outcomes if a project underperforms.

### Total-Leverage Underwriting

Underwrites the full capital stack (including senior debt) and targets meaningful equity to create a downside cushion.

### Active Monitoring

Ongoing asset and sponsor oversight supports timely decisions throughout the life of each investment.

#### Important Disclosures

This document does not constitute an offer to sell or a solicitation of an offer to buy securities. Any offering will be made only pursuant to official offering documents. Investing in private funds involves risk, including the potential loss of principal. Past performance is not indicative of future results. Prospective investors should review all offering materials and consult with their financial and tax advisors prior to investing.

