

Capital Solutions For Commercial Real Estate In The Southern United States



Southern Realty Trust (“SRT”) is an institutional commercial real estate lender providing flexible financing solutions for sponsors in the Southern U.S. We focus on transitional commercial real estate business plans with opportunities for near-term value creation, all collateralized by top-tier assets in established Southern cities or ones presenting strong growth fundamentals.

OVERVIEW

TARGET MARKETS

- Florida
- Georgia
- Texas
- North Carolina
- South Carolina
- Tennessee
- Virginia
- Alabama

ASSET CLASSES

- Residential For Rent
- For-Sale Condominiums
- Industrial
- Retail
- Office
- Hospitality
- Select Specialty-Use

USE OF PROCEEDS

- Ground-Up Development
- Acquisition
- Renovations
- Repositions
- Adaptive Reuse
- Liquidity Recapitalization
- Non-Cash Flowing Assets
- Bridge-to-Stabilization
- Cash Flowing Assets
- Performing Loans
- Non-Performing Loans
- HoldCo Loans
- Other Special Situations

INVESTING / FINANCING UNIVERSE

WHOLE LOANS

LOAN AMOUNTS:

\$75MM-\$250MM+

INTEREST RATE:

8%+

TERM:

3-5 Years

STRUCTURE:

1ST Mortgages

LEVERAGE:

Up to 75% LTC

SUBORDINATE DEBT

LOAN AMOUNTS:

\$20MM-\$100MM+

INTEREST RATE:

12%+

TERM:

3-5 Years

STRUCTURES:

Mezzanine,
Preferred Equity

LEVERAGE:

Up to 75% LTC
Max Senior to
Subordinate
Debt of 4:1

CONTACT US

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