

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
- Maryland
- D.C.

ASSET CLASSES

- Multifamily Rental
- Condominiums
- Industrial
- Mixed Use
- Retail
- Office
- Hospitality
- Select Specialty-Use

USE OF PROCEEDS

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

INVESTING / FINANCING UNIVERSE

WHOLE LOANS / STRETCH SENIOR

LOAN AMOUNTS:
\$50MM-\$250MM+

STRUCTURE:
1st Mortgages

INTEREST RATE:
8%+

LEVERAGE:
Up to 75% LTC

TERM:
3-5 Years

SUBORDINATE DEBT

LOAN AMOUNTS:
\$20MM-\$100MM+

STRUCTURE:
Mezzanine, Preferred Equity

INTEREST RATE:
12%+

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

TERM:
3-5 Years

CONTACT US

Chris Gioia, Managing Director
CGioia@theSRTgroup.com
D: 561.510.1740

Will Rotatori, Vice President
WRotatori@theSRTgroup.com
D: 561.510.6109

Stuart Swann, Managing Director
SSwann@theSRTgroup.com
D: 561.510.1721

Matt Freindlich, Senior Associate
MFreindlich@theSRTgroup.com
D: 561.510.1902

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Provider of Capital to Commercial Real Estate Markets in the Southern United States



FEATURED DEAL

Property: The Allen

Location: Houston, TX

Description: 35 Story Mixed-Use Property
(Condominiums, Hotel and Retail)

Size: \$56.4MM Mezzanine Loan¹



¹ Loan consists of an aggregate of \$56.4MM in loan commitments, of which \$28.2MM was funded by SRT and another \$28.2MM was funded by an affiliate of SRT.

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