# **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**

#### **GEOGRAPHIC FOCUS-SOUTHERN U.S.**

- Miami
- Tampa
- Atlanta
- Austin
- Houston

- Dallas
- Nashville
- Charlotte
- Washington, D.C.

# ASSET CLASSES

- Multifamily
- Condominiums
- Industrial
- Mixed Use
- Office
- Hospitality

Retail

Select Specialty-Use

# **INVESTING / FINANCING UNIVERSE**

# SENIOR DEBT

LOAN AMOUNTS: \$20MM-\$250MM+

**INTEREST RATE:** 8%+

**LEVERAGE:** Up to 75% LTC

STRUCTURE:

**1st Mortgages** 

**TERM:** 

3-5 Years

#### SUBORDINATE DEBT

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

**INTEREST RATE:** 12% +

**TERM:** 3-5 Years **STRUCTURE:** Subordinate, Preferred Equity

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

# **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**

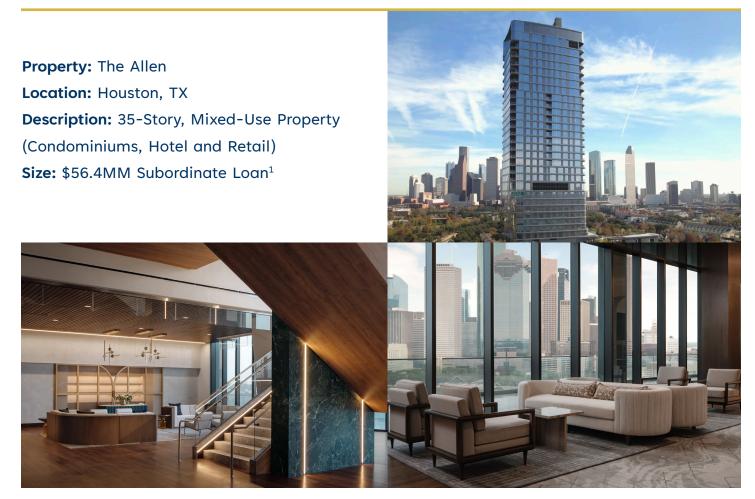
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#### www.theSRTGroup.com

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



#### **FEATURED DEAL**



<sup>1</sup> Aggregate subordinate loan size is \$56.4MM, of which \$28.2MM is funded by a co-investor affiliate.

#### CONTACT US

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