

# 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
- 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

### SENIOR DEBT

- |   |                                    |
|---|------------------------------------|
| <b>LOAN AMOUNTS:</b><br>\$20MM-\$250MM+ | <b>STRUCTURE:</b><br>1st Mortgages |
| <b>INTEREST RATE:</b><br>8%+            | <b>LEVERAGE:</b><br>Up to 75% LTC  |

**TERM:**  
3-5 Years

### SUBORDINATE DEBT

- |   |  |
|---|--|
| <b>LOAN AMOUNTS:</b><br>\$20MM-\$100MM+ | <b>STRUCTURE:</b><br>Subordinate, Preferred Equity |
| <b>INTEREST RATE:</b><br>12%+           | <b>LEVERAGE:</b><br>Up to 75% LTC                  |
| <b>TERM:</b><br>3-5 Years               | Max Senior to Subordinate Debt of 4:1              |

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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 Subordinate Loan<sup>1</sup>



<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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