

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.

SELECT CITIES:

- Miami
- Tampa
- Atlanta
- Austin
- Houston
- Dallas
- Nashville
- Charlotte
- Charleston
- 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

LOAN AMOUNTS:
\$15MM-\$250MM+

STRUCTURE:
1st Mortgages

INTEREST RATE:
8%+

LEVERAGE:
Up to 75% LTC

TERM:
3-5 Years

SUBORDINATE DEBT

LOAN AMOUNTS:
\$15MM-\$100MM+

STRUCTURE:
Subordinate, Preferred Equity

INTEREST RATE:
12%+

LEVERAGE:
Up to 75% LTC

TERM:
3-5 Years

Max Senior to Subordinate Debt of 4:1

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Providing Capital To Commercial Real Estate 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 Loan¹



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

CONTACT US

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