TREMONT

REALTY CAPITAL

Middle Market Balance Sheet
CRE Bridge Lending

Updated January 2023

TREMONTCAPITAL.COM

Tremont Realty Capital LLC | NMLS #1752106 | Arizona Commercial Mortgage Banker License #CBK-0949402 | California Finance Lender License #60DBO-80218

TREMONT REALTY CAPITAL

Tremont Realty Capital is the commercial real estate finance division of The RMR Group LLC. Tremont is actively seeking loan opportunities for the capitalization of middle market commercial real estate properties on a nationwide basis.

COMPETITIVE BALANCE SHEET LOANS $15MM TO $75MM

Acquisitions and Refinancings

Non-Recourse

Office, Industrial, Life Science, Multifamily, Hospitality, Manufactured Housing Communities, Self Storage and Medical Office

Other Property Types Considered on a Case-by-Case Basis

Three- to Five-Year Terms

Tremont Realty Capital is the commercial real estate finance division of The RMR Group LLC. On behalf of its capital source, Seven Hills Realty Trust (Nasdaq: SEVN), Tremont is a direct lender that originates and invests in loans secured by middle market and transitional commercial real estate.

DEEP EXPERIENCE IN MIDDLE MARKET COMMERCIAL REAL ESTATE

More than
475
Loan originations since the firm's inception in 2000

Approximately
$6B
of loan originations completed

SEVEN HILLS REALTY TRUST

TREMONT REALTY CAPITAL

VERTICALLY INTEGRATED NATIONAL REAL ESTATE INVESTING PLATFORM

Tremont is the real estate finance division of The RMR Group LLC, an alternative asset manager principally engaged in commercial real estate (CRE) businesses. The RMR Group LLC was founded in 1986 and is the majority owned operating subsidiary of The RMR Group Inc. (Nasdaq: RMR).

- Over 35 years of experience with buying, selling, financing and operating CRE.
- Vertically integrated, nationwide operator of CRE across most real estate sectors.
- Scalable platform and a deep bench of experienced management.

THE RMR GROUP

More than **$37B** OF GROSS AUM

Nearly **2,100** PROPERTIES

Over **600** PROFESSIONALS

More than **30** OFFICES ACROSS THE U.S.

The RMR Group Manages the Following Companies:

Equity REITs

SERVICE PROPERTIES TRUST

DIVERSIFIED HEALTHCARE TRUST

OFFICE PROPERTIES INCOME TRUST

INDUSTRIAL LOGISTICS PROPERTIES TRUST

Operating Companies

Alerislife

TravelCenters of America

SONESTA

Note: As of September 30, 2022.

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REPRESENTATIVE FINANCING TRANSACTIONS

MANUFACTURED HOUSING COMMUNITY FINANCING:
Cleveland, OH MSA

$54.6 million loan for the financing of two manufactured housing communities totaling 1,200 homesites located in the greater Cleveland, OH MSA. Proceeds from the loan were used to refinance existing debt and fund capital improvements.

KEY LOAN TERMS

- Loan Amount: $54.6MM.
- Loan Term: Three-Year Initial Term; Two 12-Month Extension Options.

TRANSACTION HIGHLIGHTS

- Refinancing.
- 70%/30% Pari Passu Funding for $14M Capex Budget.

Representative MHC Home

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MULTIFAMILY ACQUISITION FINANCING:
LAUREL 42 | 4242 NE Halsey Street, Portland, OR

$19.7 million loan for the acquisition of Laurel 42, a 100-unit apartment situated in the heart of the eclectic Hollywood neighborhood of Northeast Portland, OR.

KEY LOAN TERMS

- Loan Amount: $19.7MM.
- Loan Term: Three-Year Initial Term; Two 12-Month Extension Options.

TRANSACTION HIGHLIGHTS

- Acquisition Financing.
- 95% Leased.
- Good News Funding Facility.

Laurel 42

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OFFICE ACQUISITION FINANCING:
10000 NCX | 10000 N Central Expressway, Dallas, TX

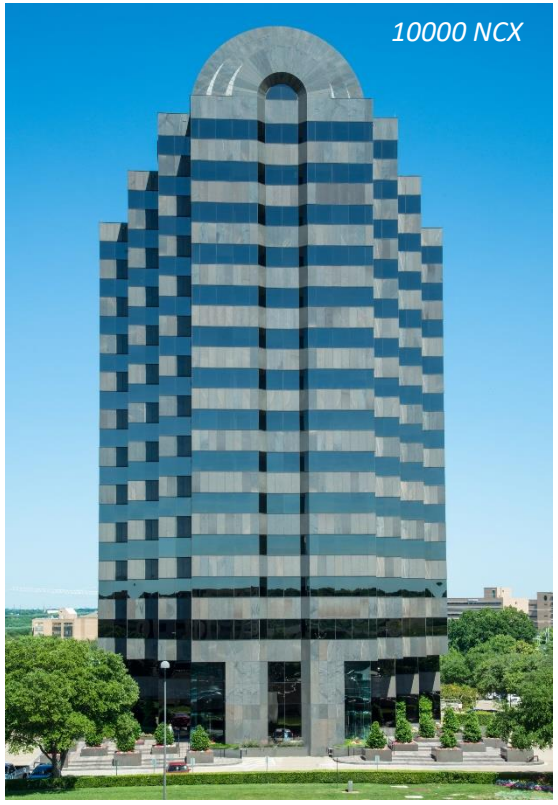
$50 million loan for the acquisition of 10000 NCX, a 15-story office building located in Dallas's Central Expressway submarket.

KEY LOAN TERMS

- Loan Amount: $50MM.
- Loan Term: Three-Year Initial Term; Two 12-Month Extension Options.

TRANSACTION HIGHLIGHTS

- Acquisition Financing.
- 85% Leased.
- Good News Funding Facility.


10000 NCX

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OFFICE REFINANCING:
CENTERPOINT PLAZA | 5901 Priestly Drive, Carlsbad, CA

$24.8 million loan to refinance a 97,820 SF multi-tenanted office building located in Carlsbad, CA. Proceeds from the loan were used to refinance existing debt, fund TILC costs associated with rollover and new leasing and pay for base building capital improvements.

KEY LOAN TERMS

- Loan Amount: $24.8MM.
- Loan Term: Three-Year Initial Term; Two 12-Month Extension Options.

TRANSACTION HIGHLIGHTS

- Refinancing.
- 85% Leased.
- Good News Funding Facility.

Centerpoint Plaza

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OFFICE ACQUISITION FINANCING:
BELLEVUE TERRACE | 3633 136th Pl SE, Bellevue, WA

$21 million loan to acquire a 72,000 SF multi-tenanted office building located in Bellevue, WA. Proceeds from the loan were used to acquire the Property and fund base building capital needs and TI/LCs for the lease up of vacant space in the Property.

KEY LOAN TERMS

- Loan Amount: $21MM.
- Loan Term: Three-Year Initial Term; Two 12-Month Extension Options.

TRANSACTION HIGHLIGHTS

- Acquisition.
- 78% Leased.
- Good News Funding Facility.

Bellevue Terrace

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STUDENT HOUSING ACQUISITION FINANCING:
ASPEN AMES | 3306 Lincoln Way, Ames, IA

$18 million for the acquisition of Aspen Ames, a 422-bed student housing apartment complex located near Iowa State University's main campus in Ames, Iowa.

KEY LOAN TERMS

- Loan Amount: $18MM.
- Loan Term: Three-Year Initial Term; Two 12-Month Extension Options.

TRANSACTION HIGHLIGHTS

- Acquisition.
- 100% Leased.

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OFFICE REFINANCING:
WOODLAND CORPORATE TOWER | 1333 Butterfield Road, Downers Grove, IL

$23.5 million loan to refinance a 184,537 SF multi-tenanted office building located in Downers Grove, IL.

KEY LOAN TERMS

- Loan Amount: $23.5MM.
- Loan Term: Three-Year Initial Term; Two 12-Month Extension Options.

TRANSACTION HIGHLIGHTS

- Refinancing.
- 96% Leased.

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GROCERY RETAIL CENTER REFINANCING:
GATEWAY CENTER | 7230-7380 Orchard Lake Road, West Bloomfield, MI

$42.5 million loan to refinance a 272,000 Whole Foods and Walgreens anchored retail center located in West Bloomfield, MI.

KEY LOAN TERMS

- Loan Amount: $42.5MM.
- Loan Term: Two-Year Initial Term; One 12-Month Extension Option.

TRANSACTION HIGHLIGHTS

- Refinancing.
- 81% Leased.
- Good News Funding Facility.

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INDUSTRIAL ACQUISITION FINANCING:
CHARLESTON TRADE CENTER | 574 Trade Center Parkway, Summerville, SC

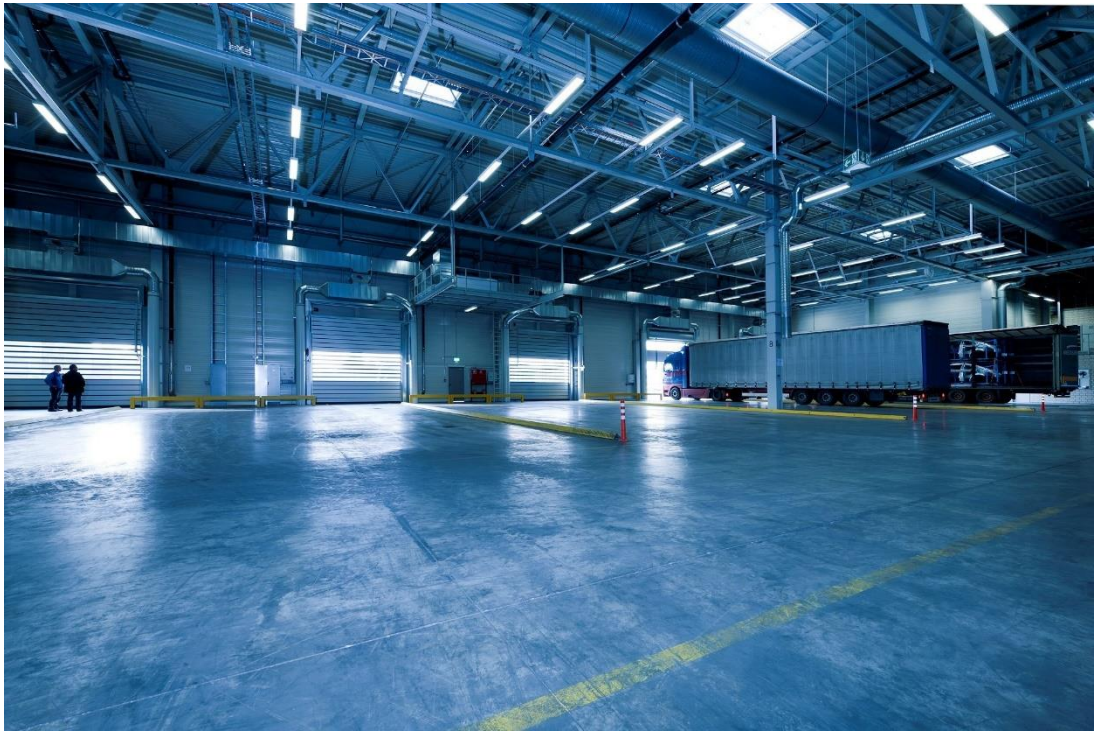
$35 million loan for the acquisition of a 430,920 SF single tenant industrial warehouse building located in Summerville, SC.

KEY LOAN TERMS

- Loan Amount: $35MM.
- Loan Term: Three-Year Initial Term; Two 12-Month Extension Options.

TRANSACTION HIGHLIGHTS

- Acquisition.
- 100% Leased.



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STUDENT HOUSING ACQUISITION FINANCING:
ASPEN HEIGHTS | 2041 Blackjack Rd, Starkville, MS

$37.3 million loan for the acquisition of a 958-bed student housing property located in Starkville, MS, near the Mississippi State University campus. Proceeds from the loan were used to acquire asset and fund capital improvements including club house renovations and interior unit “smart” tech package upgrades.

KEY LOAN TERMS

- Loan Amount: $37.3MM.
- Loan Term: Three-Year Initial Term; Two 12-Month Extension Options.

TRANSACTION HIGHLIGHTS

- Acquisition.
- 78% Leased.
- Sponsor is a repeat Tremont borrower.

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RETAIL CENTER ACQUISITION FINANCING:
BRANDYWINE CROSSING SHOPPING CENTER | 15802 Crain Highway, Brandywine, MD

$42.5 million loan for the acquisition of a grocery anchored shopping center located at 15802 Crain Highway in Brandywine, MD. Proceeds from the loan were used to acquire asset and provide capital to lease up existing vacancy as well as manage near-term rollover of existing tenants.

KEY LOAN TERMS

- Loan Amount: $42.5MM.
- Loan Term: Three-Year Initial Term; Two 12-Month Extension Options.

TRANSACTION HIGHLIGHTS

- Acquisition.
- 93% Leased.
- Good News Funding Facility.
- Sponsor is a repeat Tremont borrower.

Brandywine Crossing

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MULTIFAMILY ACQUISITION FINANCING:
SUMMIT APARTMENTS | 29925 Summit Drive, Farmington Hills, MI

$31.5 million loan for the acquisition, rebranding and improvement of a 154 unit apartment and townhome style property in suburban Detroit. Capital improvements include both unit renovations and common area improvements.

KEY LOAN TERMS

- Loan Amount: $31.5MM.
- Loan Term: Three-Year Initial Term; Two 12-Month Extension Options.

TRANSACTION HIGHLIGHTS

- Acquisition.
- 98% Leased.
- Future funding facility for unit and common area renovations.

Summit Apartments

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MULTIFAMILY ACQUISITION FINANCING:
SUNRIDGE APARTMENT HOMES | 4855 E Vegas Valley Drive, Las Vegas, NV

$29.0 million loan for the acquisition of a 216-unit multifamily property located in Las Vegas, NV. Proceeds from the loan were used to acquire the asset and fund capital improvements to renovate unit interiors and enhance common areas.

KEY LOAN TERMS

- Loan Amount: $29.0MM.
- Loan Term: Three-Year Initial Term; Two 12-Month Extension Options.

TRANSACTION HIGHLIGHTS

- Acquisition.
- 89% Leased.
- Future funding facility for renovations.

Sunridge Apartment Homes

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INDUSTRIAL ACQUISITION & RENOVATION FINANCING:
153 Linden Street, Passaic, NJ

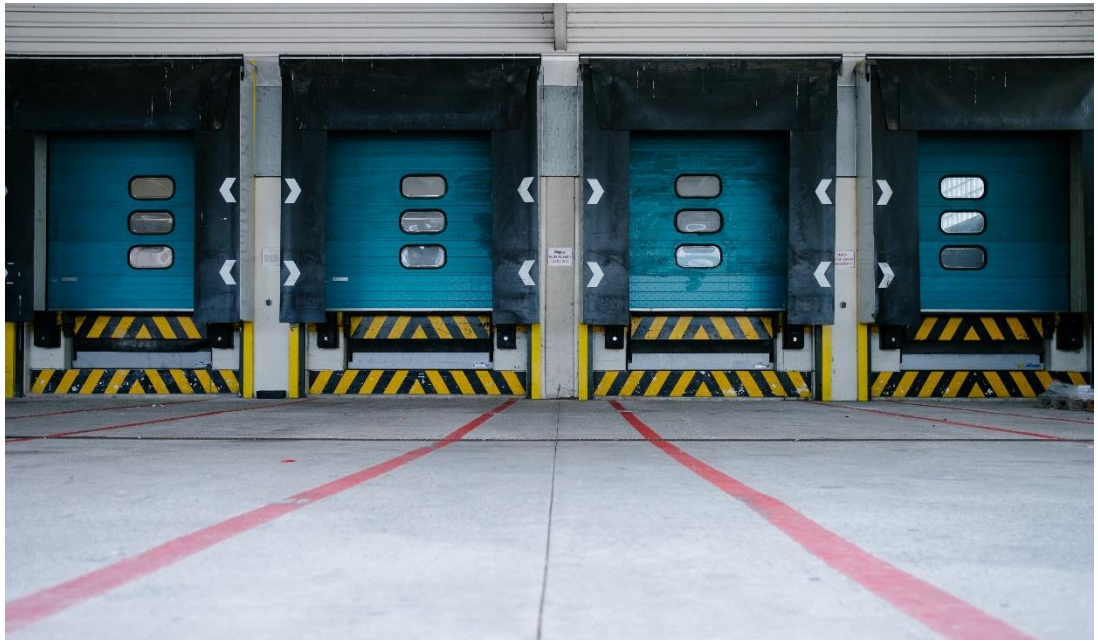
$47.0 million loan for the acquisition and renovation of a 330,000 SF industrial warehouse property located in Passaic, NJ. Initial proceeds from the loan were used to acquire the asset with future proceeds used to fund capital improvements, tenant improvements and leasing commissions.

KEY LOAN TERMS

- Loan Amount: $47.0MM.
- Loan Term: Three-Year Initial Term; Two 12-Month Extension Options.

TRANSACTION HIGHLIGHTS

- Acquisition and renovation.
- 100% occupied sale-lease-back for a one-year term.
- Pari passu future funding.
- Sponsor is a repeat Tremont borrower.



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INDUSTRIAL ACQUISITION FINANCING:
10516 COMMERCE WAY| 10516 Commerce Way, Fontana, CA

$24.4 million loan for the acquisition of an 83,000 square foot industrial building subject to short term sale leaseback, located in California's Inland Empire.

KEY LOAN TERMS

- Loan Amount: $24.4MM.
- Loan Term: Two-Year Initial Term; Two 12-Month Extension Options.

TRANSACTION HIGHLIGHTS

- Acquisition.
- 100% Leased.
- Good News Funding Facility.
- Sponsor is a repeat Tremont borrower.

10516 Commerce Way

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CONTACT OUR TEAM OF PROFESSIONALS TO DISCUSS YOUR FINANCING NEEDS

Tremont Realty Capital's professionals average over 20 years of industry experience in the commercial real estate debt sector. To learn more about our balance sheet loan programs, contact a member of our team to discuss your needs.

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