



TREMONT

REALTY CAPITAL

Middle Market Balance Sheet CRE Bridge Lending

Updated February 2024

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

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

TREMONT
REALTY CAPITAL

DEEP EXPERIENCE IN MIDDLE MARKET COMMERCIAL REAL ESTATE LENDING

with approximately

\$1.3B

in structured debt
transactions



SEVEN HILLS
REALTY TRUST

VERTICALLY INTEGRATED NATIONAL REAL ESTATE INVESTING PLATFORM

Tremont is the real estate finance division of The RMR Group, an alternative asset manager focused on commercial real estate (CRE) and related businesses and was founded in 1986.



More than
\$41B
OF GROSS AUM

Over
2,000
PROPERTIES

Over
1,100
EMPLOYEES

More than
30
OFFICES
NATIONWIDE

The RMR Group Manages the Following:



A division of The RMR Group

The RMR Group has Experience in Several CRE Asset Types:



Office



Industrial



Medical Office



Life Science



Hotel



Retail

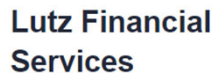


Senior Living



Multifamily

TREMONT REALTY CAPITAL, A TRUSTED LENDER TO THE BROKERAGE COMMUNITY



Note: This is a sampling of the firms with which Tremont has worked.



TREMONT

REALTY CAPITAL

REPRESENTATIVE FINANCING TRANSACTIONS

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.

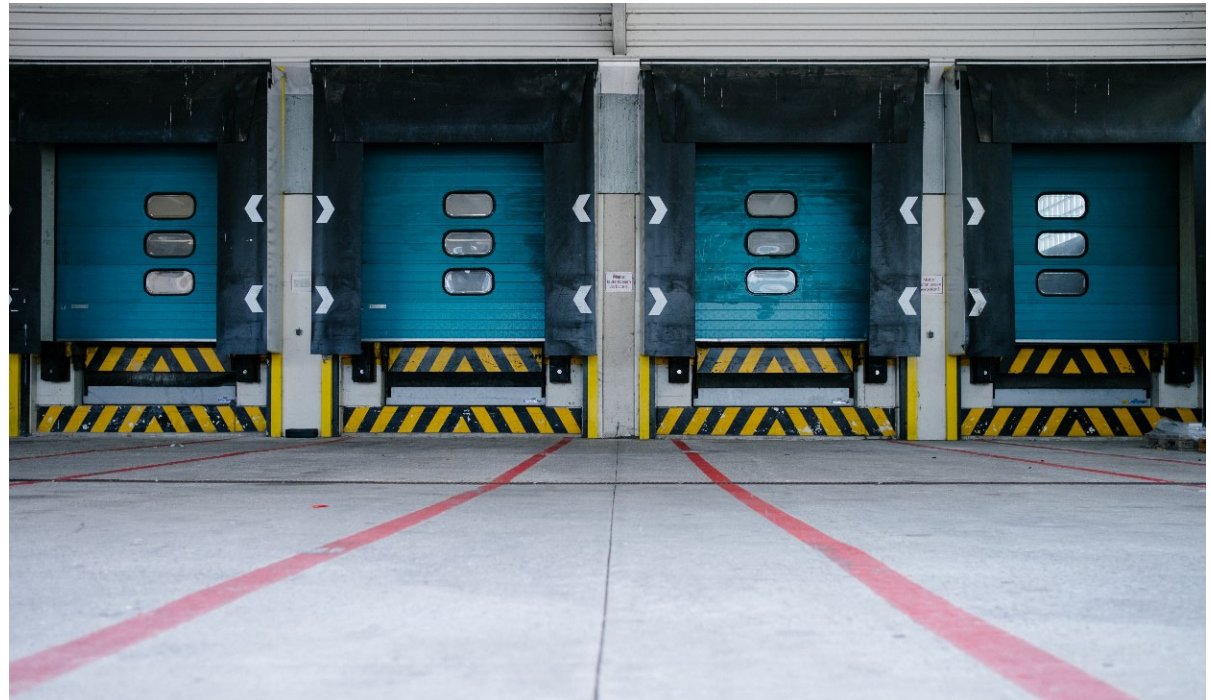
KEY LOAN TERMS:

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

BROKER:  **JLL**

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.



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.

BROKER:  **JLL**

TRANSACTION HIGHLIGHTS:

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



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



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.

BROKER:



Lutz Financial
Services

TRANSACTION HIGHLIGHTS:

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



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.

BROKER: **IPA**

TRANSACTION HIGHLIGHTS:

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



Laurel 42

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.

BROKER:  **JLL**

TRANSACTION HIGHLIGHTS:

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



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.



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.

BROKER: **NEWMARK**

TRANSACTION HIGHLIGHTS:

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



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.

BROKER:  **Lutz Financial Services**

TRANSACTION HIGHLIGHTS:

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



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.

BROKER: **NEWMARK**

TRANSACTION HIGHLIGHTS:

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



STUDENT HOUSING REFINANCING: THE UNION AT AUBURN| 900 Glenn Avenue, Auburn, AL

\$37.5 million loan to refinance a 500 bed (139 unit), Class A student housing property built in 2020 located at Auburn University.

KEY LOAN TERMS

- Loan Amount: \$37.5MM.
- Loan Term: 30 Month Initial Term;
One 12-Month Extension Option.

TRANSACTION HIGHLIGHTS

- Refinancing.
- Pre-Payment Flexibility



INDUSTRIAL ACQUISITION FINANCING:

WOODFIELD COMMERCE CENTER| 100 International Blvd, Fountain Inn, SC

\$27.5 million loan for the acquisition of a newly delivered vacant 320,122 square foot Class A warehouse/distribution facility in Fountain Inn, SC.

KEY LOAN TERMS:

- Loan Amount: \$27.5MM.
- Loan Term: Two-Year Initial Term;
One 12-Month Extension Option.

BROKER:



TRANSACTION HIGHLIGHTS:

- Acquisition.
- Good News Funding Facility.



HOSPITALITY RECAPITALIZATION FINANCING:

Home2 Suites by Hilton | 20001 N Scottsdale Road, Scottsdale, AZ

\$17.3 million loan for the recapitalization of a recently constructed 130-room Home2 Suites by Hilton hotel located in Scottsdale, AZ.

KEY LOAN TERMS:

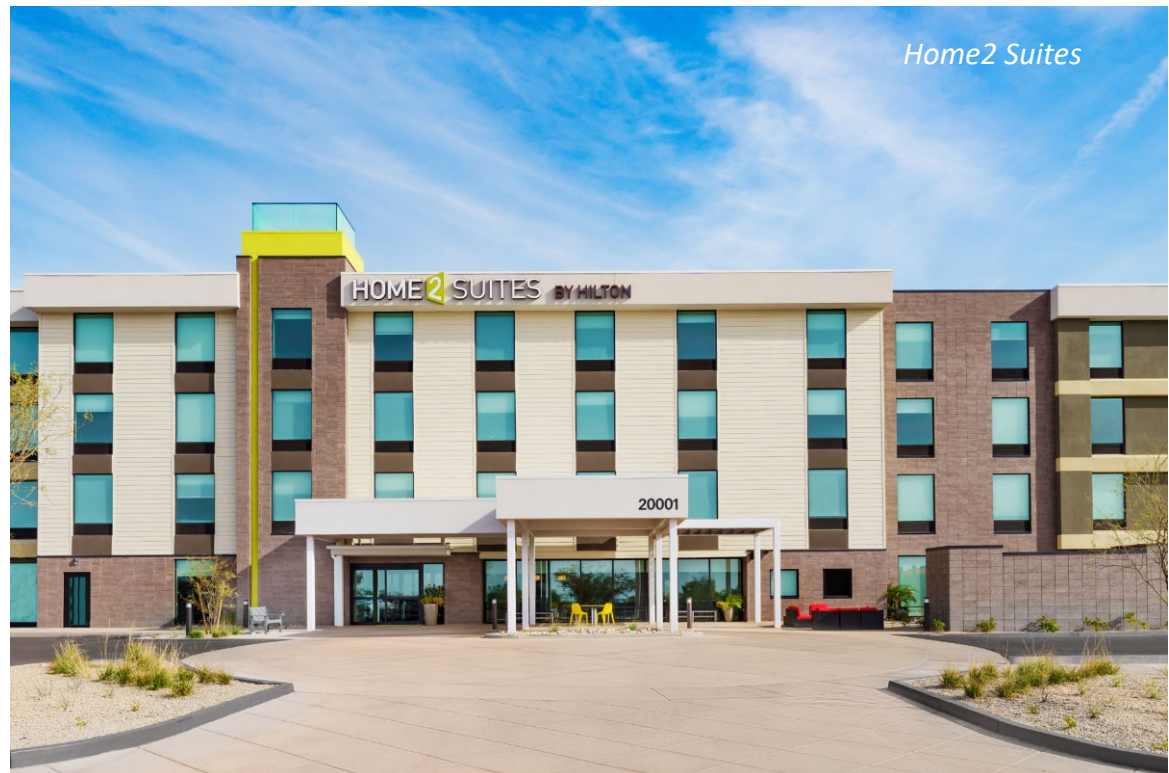
- Loan Amount: \$17.3MM.
- Loan Term: Three-Year Initial Term; Two 12-Month Extension Options.

BROKER:

CBRE

TRANSACTION HIGHLIGHTS:

- Recapitalization.
- New Construction. Recently opened in December 2022.



SELF-STORAGE REFINANCING:

Castle Hill Self-Storage Portfolio | 3900 Cascade Road, Atlanta, GA &
815 W.Lanier Ave., Fayetteville, GA

\$25.3 million first mortgage floating rate bridge loan to refinance two Life Storage branded self-storage facilities located in Georgia.

KEY LOAN TERMS:

- Loan Amount: \$25.3MM.
- Loan Term: Three-Year Initial Term;
Two 12-Month Extension Options.

BROKER: **TALONVEST
CAPITAL**

TRANSACTION HIGHLIGHTS:

- Refinancing.
- Partnership Recapitalization.



HOSPITALITY REFINANCING:

SunCoast Park Hotel Anaheim | 1640 S Clementine St, Anaheim, CA

\$29.0 million loan for the refinancing of SunCoast Park Hotel Anaheim, a 174-room Hilton Tapestry select service hotel located near Disneyland Resort in Anaheim, CA.

KEY LOAN TERMS:

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

BROKER:  Robert Douglas

TRANSACTION HIGHLIGHTS:

- Refinancing.
- Flexible Prepayment.
- Financing included existing,
retroactive PACE in the capital stack.



CONTACT OUR TEAM OF PROFESSIONALS TO DISCUSS YOUR FINANCING NEEDS

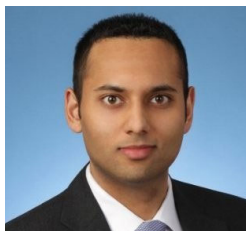
Tremont Realty Capital's professionals average over 20 years of industry experience in the commercial real estate debt sector. To learn more about our balance sheet loan programs, contact a member of our team to discuss your needs.



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