



TREMONT

REALTY CAPITAL

Middle Market Balance Sheet CRE Bridge Lending

Updated February 2026

TREMONTCAPITAL.COM

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 transitional commercial real estate properties on a nationwide basis.

COMPETITIVE BALANCE SHEET LOANS \$20MM TO \$75MM

Acquisitions and Refinancings

Non-Recourse

Multifamily, Industrial, 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. Tremont is a direct lender that originates and invests in loans secured by middle market transitional commercial real estate on behalf of its capital sources, including Seven Hills Realty Trust (Nasdaq: SEVN).

TREMONT
REALTY CAPITAL

DEEP EXPERIENCE IN MIDDLE MARKET COMMERCIAL REAL ESTATE LENDING

with over

\$1.6B

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.



Approximately
\$39B
OF GROSS AUM

Approximately
1,900
PROPERTIES

Nearly
900
EMPLOYEES

More than
30
OFFICES
NATIONWIDE

The RMR Group Manages the Following:



SERVICE
PROPERTIES TRUST



DIVERSIFIED
HEALTHCARE
TRUST



OFFICE PROPERTIES
INCOME TRUST



INDUSTRIAL LOGISTICS
PROPERTIES TRUST



SEVEN HILLS
REALTY TRUST



AlerisLife



SONESTA

Managed by Tremont Realty Capital



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





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.

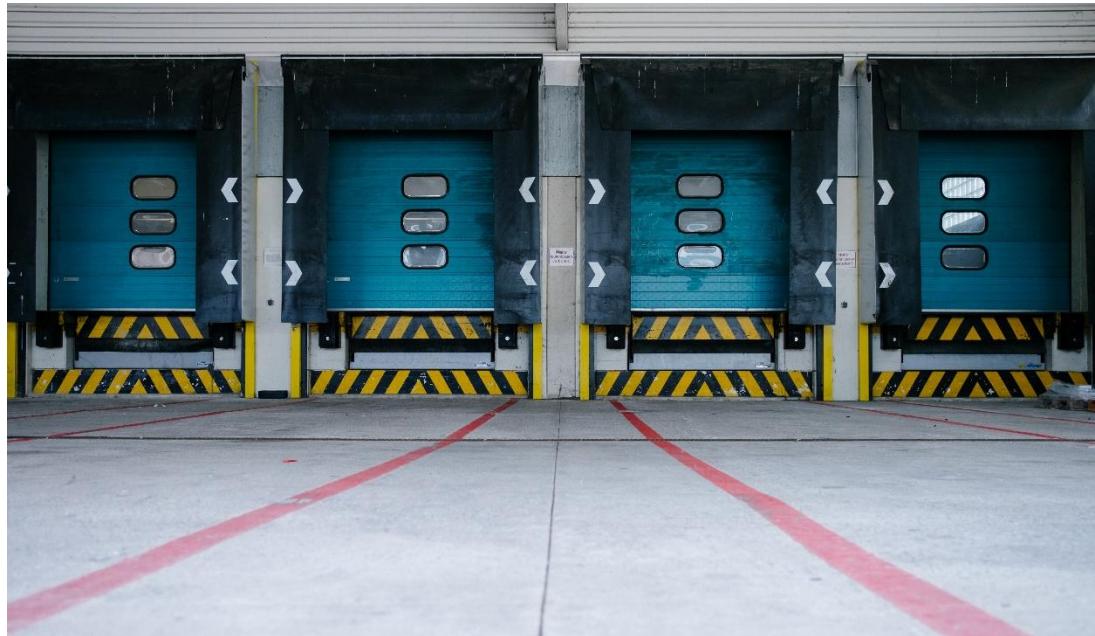
KEY LOAN TERMS:

- 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.



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



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.



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:

SpringHill Suites Revere | 400 Ocean Avenue, Revere, MA

\$40 million loan for the refinancing of SpringHill Suites Revere, a 168-room select service hotel located in Revere, MA.

KEY LOAN TERMS:

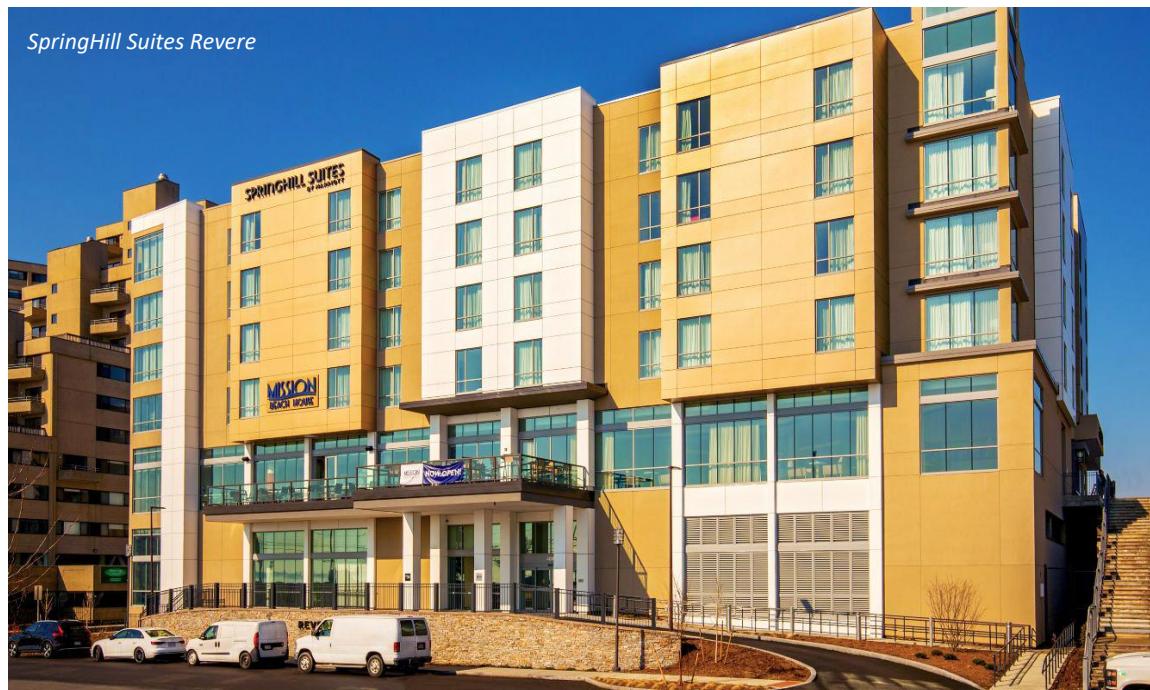
- Loan Amount: \$40MM.
- Loan Term: Three-Year Initial Term; Two 12-Month Extension Options.

BROKER:



TRANSACTION HIGHLIGHTS:

- Refinancing.
- Recently Constructed Hotel.
- Beach and Ocean Views.
- Diverse Demand Drivers.
- Long-Term Marriott Brand Affiliation.



INDUSTRIAL REFINANCING: 400 Devon Park Drive | 400 Devon Park Drive, Wayne, PA

\$27 million loan for the refinancing of 400 Devon Park Drive, a 138,065 square foot industrial property located in Wayne, PA.

KEY LOAN TERMS:

- Loan Amount: \$27MM.
- Loan Term: Three-Year Initial Term; Two 12-Month Extension Options.

BROKER:  **JLL**

TRANSACTION HIGHLIGHTS:

- Recently Renovated.
- Main Biomedical Tenant on a Long-Term Lease.



SELF-STORAGE REFINANCING: 2515 S Broadway | 2515 S Broadway, Los Angeles, CA

\$23.8 million loan for the refinancing of 2515 S Broadway, an 80,000 square foot Extra Space Storage facility located in Los Angeles, CA.

KEY LOAN TERMS:

- Loan Amount: \$23.8MM.
- Loan Term: Three-Year Initial Term; Two 12-Month Extension Options.

BROKER:  **JLL**

TRANSACTION HIGHLIGHTS:

- Refinancing of newly delivered property.
- Term Sheet signed at C of O.
- Loan funded in early lease up.
- Flexible prepayment.



HOSPITALITY RECAPITALIZATION FINANCING: Home2 Suites by Hilton| 582 New Technology Blvd., Lake Mary, FL

\$16 million loan for the recapitalization of a recently constructed 123-room Home2 Suites by Hilton hotel located in Lake Mary, FL.



KEY LOAN TERMS:

- Loan Amount: \$16MM.
- Loan Term: Three-Year Initial Term; Two 12-Month Extension Options.

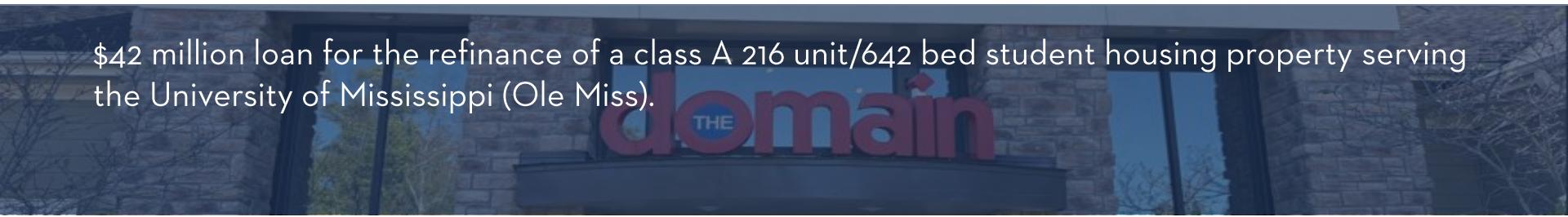
TRANSACTION HIGHLIGHTS:

- Recapitalization.
- New Construction.
- Recently opened in March 2024.



STUDENT HOUSING REFINANCING: The Domain at Oxford | 2002 Oxford Way, Oxford, MS

\$42 million loan for the refinance of a class A 216 unit/642 bed student housing property serving the University of Mississippi (Ole Miss).



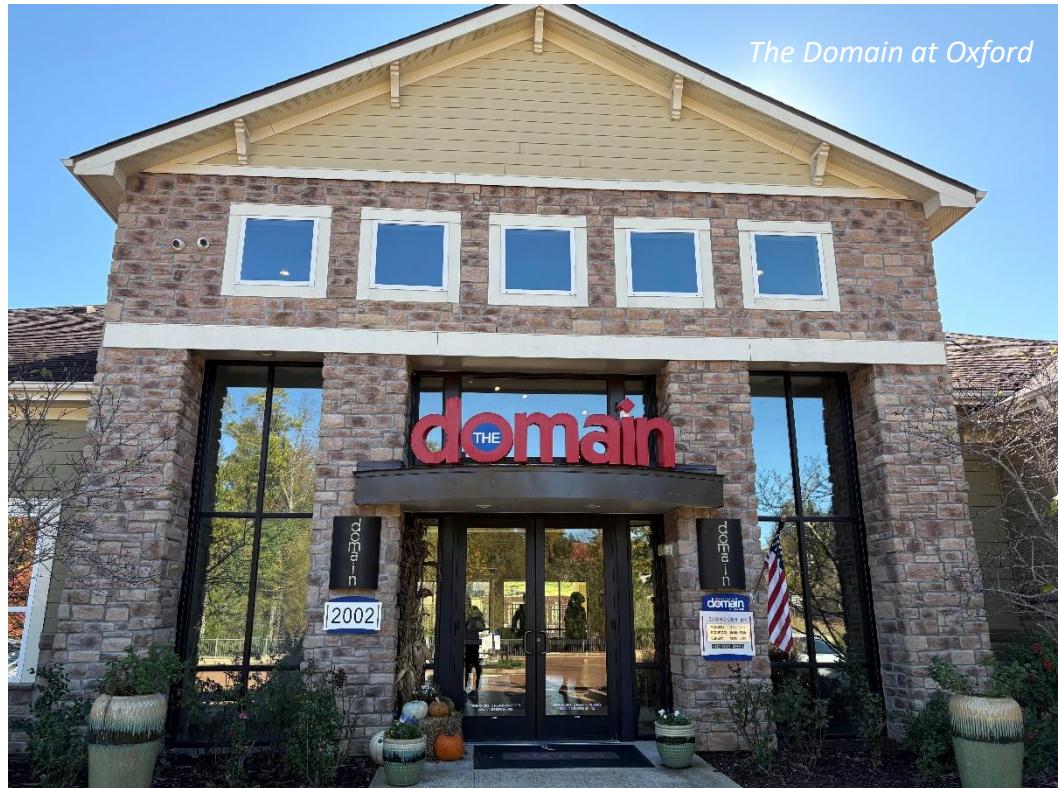
KEY LOAN TERMS:

- Loan Amount: \$42MM.
- Loan Term: Three-Year Initial Term; Two 12-Month Extension Options.

BROKER: **NEWMARK**

TRANSACTION HIGHLIGHTS:

- Refinance.
- 100% preleased for 25/26 AY.
- Flexible Prepayment.



HOSPITALITY ACQUISITION FINANCING:

Club Quarters Boston | 161 Devonshire Street, Boston, MA

\$45 million loan for the acquisition of the Club Quarters Boston, a 178-room hotel located in Boston, MA.



KEY LOAN TERMS:

- Loan Amount: \$45MM.
- Loan Term: Three-Year Initial Term; Two 12-Month Extension Options.

BROKER:  **JLL**

TRANSACTION HIGHLIGHTS:

- Central Downtown Location.
- Diverse Demand Drivers.



STUDENT HOUSING ACQUISITION FINANCING: The Lodge | 1975 Aquarena Springs Dr., San Marcos, TX

\$31.2 million loan for the acquisition and renovation of a 696-bed (258-unit) student housing property located at Texas State University in San Marcos, TX.

The Lodge



KEY LOAN TERMS:

- Loan Amount: \$31.2MM.
- Loan Term: Three-Year Initial Term; Two 12-Month Extension Options.

BROKER: WALKER & DUNLOP

TRANSACTION HIGHLIGHTS:

- Student housing demand drivers.
- Future funding facility for renovations.

INDUSTRIAL REFINANCING:

Rise at Loop 410|715 SE Loop 410 Access Road, San Antonio, TX

\$28 million loan for the refinance of Rise at Loop 410, a 360,000 square foot industrial warehouse distribution facility recently developed in San Antonio, Texas.

KEY LOAN TERMS:

- Loan Amount: \$28MM.
- Loan Term: Three-Year Initial Term; Two 12-Month Extension Options.

BROKER:



TRANSACTION HIGHLIGHTS:

- Refinance.
- Recently constructed industrial facility.
- Future funding facility for lease up.
- Flexible prepayment.



MULTIFAMILY REFINANCING:

Curtis Junction|563 S Curtis Road, Boise, ID



\$18 million loan for the refinance of Curtis Junction, a recently renovated 112-unit multifamily property in Boise, Idaho.

KEY LOAN TERMS:

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

BROKER:



TRANSACTION HIGHLIGHTS:

- Flexible prepayment to allow for early refinance.
- Fully funded loan at close.



MIXED USE REFINANCING: 2875 Broadway | 2785 Broadway, New York, NY

\$34.5 million loan for the refinance of 2875 Broadway, a 23,300 square foot mixed-use retail and medical office property located on Manhattan's Upper West Side.



KEY LOAN TERMS:

- Loan Amount: \$34.5MM.
- Loan Term: Three-Year Initial Term; Two 12-Month Extension Options.

BROKER:  MERIDIAN
CAPITAL GROUP

TRANSACTION HIGHLIGHTS:

- Refinance.
- 100% Leased.
- Two blocks from Mt. Sinai Morningside Hospital.
- Two blocks from Columbia University.

STUDENT HOUSING ACQUISITION FINANCING:

9530 Baltimore Avenue | College Park, MD

\$37.3 million loan to finance the acquisition of a 628-bed student housing property serving the University of Maryland in College Park, Maryland.



KEY LOAN TERMS:

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

BROKER: **NEWMARK**

TRANSACTION HIGHLIGHTS:

- Acquisition financing.
- \$9.6MM CAPX Facility.
- Flexible Prepayment.

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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