

TREMONT

REALTY CAPITAL

Middle Market Balance Sheet CRE Bridge Lending

Updated July 2021

TREMONTCAPITAL.COM

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

Tremont Mortgage Trust | | California Finance Lender License #60DBO-80224

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 \$10MM TO \$50MM

Acquisitions and Refinancings

Non-Recourse

Office, Industrial, Life Science, Multifamily,
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, on behalf of its capital sources, Tremont Mortgage Trust (Nasdaq: TRMT) and RMR Mortgage Trust (Nasdaq: RMRM), is a direct lender that invests in loans secured by middle market and transitional commercial real estate. Tremont Realty Capital is the trade name of Tremont Realty Advisors LLC, which is an affiliate of The RMR Group (Nasdaq: RMR).

DEEP EXPERIENCE IN MIDDLE MARKET COMMERCIAL REAL ESTATE

More than

475

Transactions since
the firm's inception
in 2000

Approximately

\$5B

of real estate
transactions
completed

SPONSOR WITH 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 30 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.



Approx.
\$32B
OF GROSS AUM

Nearly
2,100
PROPERTIES

Over
600
PROFESSIONALS

More than
30
OFFICES ACROSS
THE U.S.

The RMR Group Manages the Following Publicly Traded Companies:

Equity REITs



Operating Companies





TREMONT

REALTY CAPITAL

**REPRESENTATIVE FINANCING
TRANSACTIONS**

OFFICE ACQUISITION FINANCING: FINLEY POINT | 3333 Finley Road, Downers Grove, IL

\$29.5 million loan for the acquisition of a nine-story 223,771 SF class A suburban office property located in the Downers Grove suburb of Chicago, IL. Proceeds from the loan were used to acquire the property, fund approximately \$1.0 million in base building capital improvements and provide a good news TILC facility of \$500,000 for the potential lease-up of vacant space.

KEY LOAN TERMS

- Loan Amount: \$29.5MM.
- Loan Term: 38-Month Initial Term;
One 12-Month Extension Option.

TRANSACTION HIGHLIGHTS

- Acquisition Financing.
- 90% Leased with 7.9 WALT.
- 10% of Space Leased to Dark Tenant.
- Future Funding Component for Capex
and Good News Leasing.



Finley Point

LIFE SCIENCE/LAB ACQUISITION & EXPANSION FINANCING: THE LAB AT RTP | 104 TW Alexander Drive, Durham, NC

\$21.5 million loan for the acquisition of a 72-acre lab campus in Durham, NC. The collateral includes six buildings with approximately 69,000 SF of lab space (98.5% leased to 11 tenants), with additional expansion rights.

KEY LOAN TERMS

- Loan Amount: \$21.5MM.
- Loan Term: Three-Year Initial Term;
One 12-Month Extension Option.

TRANSACTION HIGHLIGHTS

- Acquisition Financing.
- Institutional Sponsorship.
- Pari Passu Capex Funding.



The Lab at RTP

OFFICE & INDUSTRIAL REFINANCING: 750 North Commons Drive, Aurora, IL

\$16.25 million loan to refinance an office and industrial property consisting of a three-story, 114,000 SF office building and 91,000 SF industrial warehouse located in the Meridien Business Park within the Chicago suburb of Aurora, IL. Proceeds from the loan were used to refinance existing debt and establish an interest reserve. There is also a \$1.54 million future funding commitment for good news TILC.

KEY LOAN TERMS

- Loan Amount: \$16.25MM.
- Loan Term: Three-year Initial Term; Two 12-Month Extension Options.

TRANSACTION HIGHLIGHTS

- Refinancing.
- 66% Leased Office Building.
- 100% Leased Industrial Building.
- Office Tenant had Seven-Month Rent Abatement.
- Good News Funding Facility.



RETAIL ACQUISITION & REDEVELOPMENT FINANCING: LAZY ACRES MARKET | 5500 Franklin Avenue, Los Angeles

\$24.6 million loan to acquire and redevelop a 1.7 acre retail site in Los Angeles, California. The property is located at the SE corner of Franklin Ave. and Western Ave., a heavily trafficked intersection in an affluent section of East Hollywood. The Sponsors have executed a 20-year lease for 32,700 SF (96% GLA) with a regional organic grocery chain called Lazy Acres Market, a subsidiary of California-based grocer, Bristol Farms.

KEY LOAN TERMS

- Loan Amount: \$24.6MM.
- Loan Term: Two-Year Initial Term;
Two 12-Month Extension Options.

TRANSACTION HIGHLIGHTS

- Acquisition and Expansion Financing.
- Lender Funded Interest and Carry Reserve.
- 20-Year Lease Term.

Representative Lazy Acres Storefront



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 REFINANCING: 1711 CAROLINE | Houston, TX

\$28 million loan to refinance a newly developed 220-unit multifamily property located at 1711 Caroline, Houston, TX. Proceeds from the loan were used to pay off the existing construction debt and provide an interest reserve to enable time for lease-up.

KEY LOAN TERMS

- Loan Amount: \$28MM.
- Loan Term: 18 Months Initial Term;
Two 12-Month Extension Options.

TRANSACTION HIGHLIGHTS

- Refinancing of Construction Loan.
- 75% Leased.
- Interest Reserve to Allow Time for Lease-up.



OFFICE ACQUISITION FINANCING: 50FORTY | 5040 7th Avenue, Miami, FL

\$10.9 million loan for the acquisition of a nine-story 82,845 SF Office Building located at 50Forty NW 7th Street, Miami, FL. Proceeds from the loan were used to acquire the property and provide for TI/LC reserves for future leasing. Tremont was able to accommodate borrower and seller's short timeline to close.

KEY LOAN TERMS

- Loan Amount: \$10.9MM.
- Loan Term: Two-Year Initial Term;
Two 12-Month Extension Options.

TRANSACTION HIGHLIGHTS

- Acquisition Loan.
- Time Sensitive.
- TI/LC Reserve for Future Leasing and Rollover.



INDUSTRIAL COLD STORAGE ACQUISITION FINANCING: 6 & 219 Rockingham Road, Londonderry, NH

\$39.2 million loan to acquire two cold storage warehouse buildings totaling 308,954 SF located in southern NH and approximately 30 miles north of Boston. Proceeds were used to acquire the buildings and fund an interest reserve. There is also \$3.0 million future funding commitment for good news TI/LC.

KEY LOAN TERMS

- Loan Amount: \$39.24MM.
- Loan Term: Three-Year Initial Term;
Two 12-Month Extension Options.

TRANSACTION HIGHLIGHTS

- Acquisition Financing for off-market purchase.
- Short term sale/leaseback with projected future 100% vacancy.
- Strong tenant demand for product type.
- Good News Funding Facility.



OFFICE & INDUSTRIAL REFINANCING: INETRQUEST PARK | 10125 & 10205 Federal Drive, Colorado Springs, CO

\$34.3 million loan to refinance an office and industrial property consisting of a two-story, 191,181 SF office building and 97,094 SF industrial warehouse located in the Interquest Park in Colorado Springs, CO. Proceeds from the loan were used to refinance existing debt and provide a \$5.3 million future funding commitment for good news TI/LC.

KEY LOAN TERMS

- Loan Amount: \$34.3MM.
- Loan Term: Three-Year Initial Term;
One 12-Month Extension Option.

TRANSACTION HIGHLIGHTS

- Refinancing.
- 65% Leased Office Building.
- 100% Leased Industrial Building.
- Good News Funding Facility.



OFFICE REFINANCING:

PRIME CENTER AT NORTHRIDGE | 1765 & 1865 W 121st Ave., Westminster, CO

\$15.3 million loan to refinance a two building multi-tenant, 124,945 SF office park located in Westminster, CO. Proceeds from the loan were used to refinance existing debt, repatriate sponsor equity, and provide a \$1.7 million future funding commitment for good news TI/LC.

KEY LOAN TERMS

- Loan Amount: \$15.3MM.
- Loan Term: Three-Year Initial Term;
Two 12-Month Extension Option.

TRANSACTION HIGHLIGHTS

- Refinancing.
- 84% Leased Office Park.
- Good News Funding Facility.
- Repatriated Equity to Sponsor.



OFFICE REFINANCING: CENTRAL FIVE HUNDRED | 500 N Central Expressway, Plano, TX

\$27.4 million loan to refinance a multi-tenant, 237,355 SF office building located in Plano, TX. Proceeds from the loan were used to refinance existing debt and provide a \$2.8 million future funding commitment for good news TI/LC.

KEY LOAN TERMS

- Loan Amount: \$27.4MM.
- Loan Term: Three-Year Initial Term;
Two 12-Month Extension Option.

TRANSACTION HIGHLIGHTS

- Refinancing.
- 73% Leased Multi-Tenant Office Building.
- Good News Funding Facility.



CONTACT OUR TEAM OF PROFESSIONALS TO DISCUSS YOUR FINANCING NEEDS

Tremont Realty Capital's professionals average over 25 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.



Tom Lorenzini
Vice President
tlorenzini@tremontadv.com
312-236-0960

David Ross
Managing Director
dross@tremontadv.com
617-658-0759

Dennis Walsh
Senior Director
dwalsh@tremontadv.com
617-658-0761

Saurabh Mahajan
Senior Director
smahajan@tremontadv.com
240-550-7571



TREMONT

REALTY CAPITAL

TREMONTCAPITAL.COM

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

Tremont Mortgage Trust | | California Finance Lender License #60DBO-80224