

Trez Capital: Bridge Financing Focused

trezcapital.com



Capital is a commodity, but trusted service and consistent excellence are not. Flexibility, speed, innovation and a hands-on nimble approach distinguish the Trez Capital experience. We go beyond the transaction and invest the time to deliver exceptional results and build longstanding relationships.

Trez Capital is a trusted provider of private commercial real estate financing solutions in the U.S. and Canada. With over \$3.9 billion in AUM, we have funded more than 1,500 transactions in excess of \$12.5 billion since the firm's inception in 1997.



LAKE WORTH BEACH, FLORIDA
\$40,000,000 - Residential



DENVER, COLORADO
\$33,950,000 - Residential



SEATTLE, WASHINGTON
\$15,284,000 - Residential



Darren Esser
Managing Director,
Head of U.S. Capital Markets
Direct: 917.774.2298
desser@trezcapital.com



Kyle Geoghegan
Managing Director, Los Angeles
Direct: 310.283.1406
kyleg@trezcapital.com

OUR BRIDGE FINANCING PROGRAM

LOAN PURPOSE AND PROFILE:

LEASE UP ON NEW CONSTRUCTION,
LIGHT VALUE ADD TO HEAVY
REPOSITIONINGS, AND RECAPITALIZATIONS
(ACQUISITIONS AND REFINANCINGS)

LOAN TYPE:

1ST MORTGAGE, MEZZANINE,
AND PREFERRED EQUITY

ASSET TYPE:

MULTI-FAMILY, OFFICE, INDUSTRIAL,
SELF-STORAGE, RETAIL, STUDENT
HOUSING, LODGING, MIXED-USE

MIN/MAX LOAN AMOUNT:

\$10M TO \$75M

GEOGRAPHY:

TOP 50 MSAs IN THE U.S.

TERM:

UP TO 36 MONTHS INITIAL TENOR PLUS
EXTENSION OPTIONS (60 MONTHS
MAXIMUM TERM)

AMORTIZATION:

INTEREST ONLY DURING INITIAL TERM

RATE:

30 DAY LIBOR PLUS 3.5% TO 5.5% FOR 1ST
MORTGAGE LOANS 8.0% TO 12.0% FOR
MEZZANINE AND PREFERRED EQUITY

LIABILITY:

NON-RECOURSE WITH STANDARD
MARKET CARVE-OUTS

LOAN TO VALUE/LOAN TO COST:

UP TO 85% LTC

LOAN FEES

1.0% TO 1.5%

PREPAYMENT LOCKOUT:

12 TO 24 MONTHS MINIMUM INTEREST
DEPENDING ON LOAN TENOR

VANCOUVER

TORONTO

MONTREAL

DALLAS

PALM BEACH

ATLANTA

LOS ANGELES

NEW YORK