



MONROE CAPITAL

MONROE CAPITAL REAL ESTATE FINANCE OPPORTUNISTIC PRIVATE CREDIT

INVESTMENT CRITERIA

- Investment hold size from \$10 million to \$250+ million
- U.S. focus with foreign capabilities
- Target term of 2 to 5 years
- LTV/LTC up to 85%
- Floating rate preferred

REAL ESTATE ASSET TYPES

- Multifamily
- Office
- Retail
- Industrial
- Hospitality
- Self-storage
- Student housing
- Senior living
- Condo inventory
- Land
- Construction
- Other niche asset types

TRANSACTION TYPES

- First mortgage value-add bridge loans
- Single asset mezzanine and/or preferred equity
- Portfolio/operating entity structured financings
- Lender finance
- Joint venture transactions
- Performing and non-performing note acquisitions
- Short-to-medium term liquidity provider to REOCs/REITs



2021 BEST U.S. DIRECT
LENDING FUND of the YEAR



2022 SMALL MID-MARKET
LENDER of the YEAR, U.S.A.



2020 PRIVATE CREDIT
STRATEGY of the YEAR



2021 LOWER MID-MARKET
LENDER of the YEAR, AMERICAS



2018 LENDER
of the YEAR

2021 SENIOR LENDER of
the YEAR

Chicago • Atlanta • Boston • Los Angeles • Miami • Naples • New York • San Francisco • Seoul

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MONROE CAPITAL

REAL ESTATE FINANCE

Monroe Capital is a private credit asset management firm specializing in direct lending and opportunistic private credit investing, with approximately \$14.1 billion of assets under management. Since 2004, the firm has provided private credit solutions to borrowers in the U.S. and Canada in over 1,650 transactions with over \$30 billion in total financing volume. Monroe is committed to being a value-added and user-friendly partner to real estate owners, operators and developers.

Monroe Capital Real Estate Finance focuses on complex and special situation structured debt and equity financings covering all asset types and geographies. The team has a broad investment mandate, flexible capital and prides itself not only on its "bottoms up" real estate expertise but also on its ability to move quickly and efficiently and provide certainty of execution.

REAL ESTATE FINANCE TEAM

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REPRESENTATIVE INVESTMENTS

<p>\$94,000,000 Acquisition</p> <p><i>was provided to purchase the land acquisition and development of multi-family high rises</i></p> <p>700 North Miami Ave. Downtown Miami Development Site</p> <p>by</p> <p>Witkoff </p> <p>Co-GP</p>	<p>\$50,750,000 First Mortgage Loan</p> <p><i>was provided to finance the redevelopment of mixed-use retail and office building</i></p> <p>The Press West Palm Beach, FL</p> <p>by</p> <p></p> <p>Agent</p>	<p>\$150,000,000 Structured Joint Venture</p> <p><i>was provided to support the acquisition of real estate distressed debt and recapitalizations</i></p> <p>Real Estate Debt Fund</p> <p>Agent</p>	<p>\$30,000,000 Mezzanine Loan</p> <p><i>was provided to support the acquisition of a mezzanine loan on a</i></p> <p>Prime Office Building New York, NY</p> <p>Agent</p>	<p>\$325,000,000 B-Note</p> <p><i>was provided to support the merger with Eco-Site</i></p> <p></p> <p>by</p> <p> </p> <p>Administrative Agent</p>
<p>\$75,000,000 Structured Joint Venture</p> <p><i>was provided to support the acquisition and development of over 10m sq ft of industrial real estate assets across the U.S. comprised of 12 assets</i></p> <p>REICH BROTHERS</p> <p>Agent</p>	<p>\$19,750,000 First Mortgage Loan</p> <p><i>was provided to support the acquisition and pre-development of</i></p> <p>Industrial Business Park Prince George's County, MD</p> <p>Agent</p>	<p>\$24,500,000 Mezzanine Loan</p> <p><i>was provided to support the development of mixed-use building (multi-family, retail, hospitality)</i></p> <p>300 N. Michigan Ave. Chicago Loop</p> <p>by</p> <p> </p> <p>Co-Lender</p>	<p>Undisclosed Bridge Loan</p> <p><i>was provided to support the growth of</i></p> <p></p> <p>Agent</p>	<p>Undisclosed Bridge Loan</p> <p><i>was provided to support the acquisition of</i></p> <p>Shields Land Company of Georgia</p> <p>by</p> <p>North Central Industries</p> <p>Agent</p>