



**MONROE
CAPITAL**

EXPERIENCE. SECURITY. CONSISTENCY.

**REAL ESTATE FINANCE
ALTERNATIVE CREDIT SOLUTIONS**

Monroe Capital at a Glance

2004
Year founded

\$24B+
Assets Under
Management¹

2,350+
Transactions Since
Business Inception

\$58.5B
Invested capital

300+
Total employees

1. Assets under management in excess of \$24 billion as of 1/1/2026

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. Monroe is committed to being a value-added and user-friendly partner to real estate owners, operators and developers.

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

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

REAL ESTATE ASSET TYPES

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

A recognized leader in our field

Inc.

2025



2025

**Private Debt
Investor**

AWARDS 2025

2025

THE **M&A
ATLAS**
AWARDS

2024

**Private Debt
Investor**

DECADE AWARD

2023



CHICAGO | AUSTIN | BOSTON | FARMINGTON | LOS ANGELES | MIAMI | NAPLES | NEW YORK | SAN FRANCISCO | ABU DHABI | MUNICH | SEOUL | SYDNEY



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 by</p> <p>Witkoff </p> <hr/> <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 by</p> <p></p> <hr/> <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> <hr/> <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> <hr/> <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> <hr/> <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> <hr/> <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> <hr/> <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 by</p> <p> </p> <hr/> <p>Co-Lender</p>	<p>Undisclosed Bridge Loan</p> <p><i>was provided to support the growth of</i></p> <p></p> <hr/> <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 by</p> <p>North Central Industries</p> <hr/> <p>Agent</p>

