MONROE CAPITAL

EXPERIENCE. SECURITY. CONSISTENCY.

REAL ESTATE FINANCE

ALTERNATIVE CREDIT SOLUTIONS

Monroe Capital at a Glance

2004	$23.8B	2,375+	$60B	300+
Year founded	Assets Under Management[1]	Transactions Since Business Inception	Invested capital	Total employees

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

Monroe Capital's Real Estate Credit business originates structured debt investments and complex, special situation financings across the capital structure in most property types and geographies. Our team combines a broad mandate and flexible capital with the ability to close efficiently, providing certainty of execution to real estate owners, operators, and developers. Monroe's "bottoms-up" real estate approach positions us as a value-add and trusted partner.

INVESTMENT CRITERIA

- Investment hold size from $30 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 platform structured financings
- 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
- Condominiums
- Land
- Construction
- Other niche asset types

A recognized leader in our field

Inc. 2025

G-C Growth Cap Top Private Credit Firms 2025 — 2025

Private Debt Investor Awards 2025 — 2025

The M&A Atlas Awards — 2024

Private Debt Investor Decade Award — 2023

REAL ESTATE FINANCE TEAM

Jason Starr
Managing Director
Real Estate
(646) 386-2423
jstarr@monroecap.com

Matt Philips
Managing Director
Real Estate
(646) 731-3173
mphilips@monroecap.com

Brett Klein
Managing Director
Real Estate
(646) 386-2466
bklein@monroecap.com

Blake Sperling
Vice President
Real Estate
(786) 983-7509
bsperling@monroecap.com

Kyle Asher
Managing Director
Co-Head, Alternative Credit
(312) 523-2391
kasher@monroecap.com

Aaron Peck
Managing Director
Co-Head, Alternative Credit
(312) 523-2363
apeck@monroecap.com

REPRESENTATIVE INVESTMENTS

$75,000,000
Mezzanine Loan
Mezzanine loan origination to refinance an East Coast Full-Service Hotel portfolio.
EAHG Portfolio
East Coast Markets
by
Electra America Hospitality
Agent

$48,000,000
First Mortgage Loan
First mortgage loan origination to finance digital infrastructure development.
Shadowbox
Atlanta, GA
by
Shadowbox Studios, Silver Lake
Agent

$60,000,000
First Mortgage Loan
First mortgage loan origination to refinance a 650-bed student housing facility.
Duck's Village Student Housing
Eugene, OR
by
Kingsbarn Capital & Development
Agent

$85,500,000
First Mortgage Loan
First mortgage loan origination to finance the development of a Class A mixed use project.
Mirai Design District
Miami, FL
by
Lionheart Management,
Leviathan Development,
Well-Duo, The Lane Organization
Agent

$190,000,000
First Mortgage Loan
First mortgage loan origination to finance the acquisition of a 607-key, Times Square hotel.
Intercontinental Times Square Hotel
New York, NY
by
Gencom, Argent Ventures, Highgate Capital Group
Agent

$50,000,000
Mezzanine Loan
Mezzanine loan origination to finance the light renovation and stabilization of two hotels totaling 758-keys.
Ritz Carlton and Courtyard Hotels
New Orleans, LA
by
Gencom
Agent

$40,000,000
Mezzanine Loan
Mezzanine loan origination to finance the development of a luxury hotel and residences.
Ritz-Carlton Reserve
Peninsula Papagayo, Costa Rica
by
Gencom, mohari
Agent

$80,000,000
First Mortgage Loan
First mortgage loan origination to finance the development of a mixed-use, high-end residential golf community.
Panther National
Palm Beach Gardens, FL
Agent

$94,000,000
Acquisition
Originated financing for the land acquisition and development of multi-family high rises.
700 North Miami Ave.
Downtown Miami Development Site
by
Witkoff, Monroe Capital
Co-GP

$50,750,0000
First Mortgage Loan
First mortgage loan origination to finance the redevelopment of a mixed-use building (retail and office).
The Press
West Palm Beach, FL
by
Tricera Capital
Agent

$325,000,000
B-Note
B Note acquisition to finance the development of cell towers.
verticalbridge
by
OHA Oak Hill Advisors, Barclays
Agent

$24,500,000
Mezzanine Loan
Mezzanine loan origination to finance the development of a mixed-use project (multi-family, retail, hospitality).
300 N. Michigan Ave.
Chicago Loop
by
Sterling Bay, Magellan Development Group
Co-Lender

$75,000,000
Structured Joint Venture
Originated financing to support the acquisition and development of more than 10 million square feet of industrial real estate assets across the U.S., comprising a 12-asset portfolio.
Reich Brothers
Agent

$150,000,000
Structured Joint Venture
Structured Joint Venture Investment to acquire distressed real estate debt and provide recapitalization proceeds.
Real Estate Debt Fund
Agent

$30,000,000
Mezzanine Loan
B-Note acquisition to finance a NYC office building.
Prime Office Building
New York, NY
Agent