



MONROE CAPITAL REAL ESTATE FINANCE OPPORTUNISTIC PRIVATE CREDIT

Monroe Capital is a private credit asset management firm specializing in direct lending and opportunistic private credit investing, with approximately \$9.3 billion of assets under management. Since 2004, the firm has provided private credit solutions to borrowers in the U.S. and Canada in over 1,300 transactions with over \$17 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.

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

SPRING 2020 (COVID-19) SAMPLE DEALS

- Fund loan to hedge fund affected by repo margin calls (secured by various real estate whole loans and securities)
- Fund loan to real estate private equity fund to provide liquidity given delinquent tenant rent payments
- Holdco loan to provide interim liquidity for a large US billboard owner
- Financing of an investor group that acquired a pool of non-performing loans from a regional bank
- Preferred equity financing for a large West coast based multifamily owner
- Acquisition of performing and non-performing senior and mezzanine loans
- Looking at various hospitality, office and other "out of favor" sectors (among all asset types)

REAL ESTATE FINANCE TEAM

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2019 BEST U.S. DIRECT
 LENDING FUND of the YEAR



2019 SMALL MIDDLE MARKETS
 LENDER of the YEAR, AMERICAS



2018 LENDER
 of the YEAR



2018 LOWER MID-MARKET
 LENDER of the YEAR, AMERICAS



2015 SMALL BUSINESS INVESTMENT
 COMPANY (SBIC) of the YEAR

Chicago • New York • Los Angeles • San Francisco • Atlanta • Boston

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