



TREMONT

REALTY CAPITAL

A DIVISION OF RMR

Middle Market Balance Sheet CRE Bridge Lending

UPDATED AUGUST 2026

TREMONTCAPITAL.COM

Who We Are

About Tremont Realty Capital

TREMONT REALTY CAPITAL

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Tremont Realty Capital, RMR Group's private credit platform, is a wholly owned subsidiary and a

SEC-registered investment adviser. Backed by more than 25 years of lending expertise and deep industry relationships, Tremont originates and invests in floating-rate first mortgage loans secured by middle-market transitional commercial real estate.

Loans Originated since 2000:

\$9.5B+

Proven leadership team with experience across all property types and through various market cycles.

Vertically integrated, maintaining responsibility for the entire life cycle of the investment from sourcing, underwriting and asset management.

Customized loan terms and deal structures tailored to address the borrower's business plan.



RMR Group (NASDAQ: RMR) is a leading U.S. real estate investment manager with more than four decades of experience creating value

across commercial real estate, private capital and credit strategies. Our roots run deep in real estate, but our vision is forward-looking. Today, RMR manages a diverse platform of publicly traded REITs and a growing private capital business anchored by multifamily and commercial real estate lending. Our nationwide operating infrastructure that gives us reach, insight and speed few can match.

VERTICALLY INTEGRATED

\$37B

Assets Under Management

1.8K

Properties

40-Year

Track record

30+

Offices nationwide



Lending Parameters

LOAN AMOUNTS:

\$20 Million to \$75 Million

FEES

Competitive

AMORTIZATION

Interest Only

ASSET MANAGEMENT

In-house

COLLATERAL

First mortgage position

INTEREST RATES

Competitive spreads over SOFR

TERM

3-5 years (inclusive of base term plus extensions)

RECOURSE

Non-recourse except for standard carve-outs

LOAN TO COST

Up to 80%

PREPAYMENT

Open to pre-payment at any time, subject to a period of minimum interest

SECTORS

Residential, industrial, retail, medical office, hospitality, student housing, self-storage, manufactured housing

Our Partnerships

Tremont Realty Capital has earned a reputation as a trusted lender to the brokerage community



CBRE

NEWMARK



**CUSHMAN &
WAKEFIELD**



BA BRADFORD
ALLEN

BERKADIA[®]

Robert Douglas



**TALONVEST
CAPITAL**



WHITE HAT CAPITAL GROUP

ACKMAN|ZIFF
REAL ESTATE CAPITAL ADVISORS



COLUMBIANATIONAL
Real Estate Finance, LLC

TREMONT
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Representative Financing Transactions

REPRESENTATIVE FINANCING TRANSACTIONS



Medical Office Sugar Land, TX

- Refinancing
- 92% leased with known vacate
- Proximity to health care providers & out patient services

LOAN AMOUNT: **\$22.7MM**



Multifamily Roswell, GA

- Refinancing
- Value add/Mark to market
- Access to major employment & retail corridors

LOAN AMOUNT: **\$36.3MM**



Student Housing College Park, MD

- Acquisition Financing
- 628 beds and 64% leased
- \$9.6MM CAPX Facility
- Flexible Prepayment

LOAN AMOUNT: **\$37.3MM**



Mixed Use New York, NY

- Refinancing
- Flexible pre-payment
- 100% leased
- Two blocks from Mt. Sinai and Columbia

LOAN AMOUNT: **\$34.5MM**

REPRESENTATIVE FINANCING TRANSACTIONS



Retail Palm Desert, CA

- Acquisition Financing
- Grocery anchored
- Lease-up with earnout upside

LOAN AMOUNT: **\$19.5MM**



Medical Office Atlanta, GA

- Refinancing
- Near term rollover/Mark to market
- Premier medical district with 1,100+ hospital beds

LOAN AMOUNT: **\$30.5MM**



Industrial San Antonio, TX

- Refinancing
- 360,000 SF industrial distribution facility
- Newly delivered lease up transaction

LOAN AMOUNT: **\$28.0MM**



Hospitality Revere, MA

- Refinancing
- Flexible pre-payment structure
- Access to downtown Boston

LOAN AMOUNT: **\$40.0MM**

Our Team

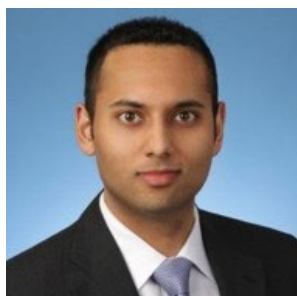


Thomas Lorenzini
Senior Vice President
312-236-0960
tlorenzini@tremontadv.com



David Ross
Managing Director, Originations
617-658-0759
dross@tremontadv.com

Tremont Realty Capital's professionals average over 20 years of industry experience in the commercial real estate finance sector. To learn more about our balance sheet loan program and to discuss your needs, contact a member of our team.



Saurabh Mahajan
Senior Director, Originations
240-550-7571
smahajan@tremontadv.com



Duncan Satherlie
Senior Director, Originations
310-467-4275
dsatherlie@tremontadv.com

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TWO NEWTON PLACE
255 WASHINGTON STREET
NEWTON, MA 02458

150 N. WACKER DRIVE
SUITE 2150

CHICAGO, IL 60606

540 GAITHER ROAD
SUITE 150
ROCKVILLE, MD 20850

