

# LENDING PROGRAMS

*Revere Capital Gets to Yes*



## BRIDGE & NNN CONSTRUCTION

| TRANSITIONAL BRIDGE                                                                                                   |                                                               | INSTITUTIONAL BRIDGE                                                                                                  |                                    | NNN RETAIL CONSTRUCTION                                                                                                     |                                        |
|-----------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|----------------------------------------|
| Proceeds                                                                                                              | \$5-\$25MM                                                    | Proceeds                                                                                                              | \$10-\$50MM                        | Proceeds                                                                                                                    | Up to \$5MM                            |
| Term                                                                                                                  | 1-2 years                                                     | Term                                                                                                                  | 2-1-1 or 3-1-1                     | Term                                                                                                                        | 12-15 months                           |
| LTV                                                                                                                   | Up to 70%; higher loans considered with appropriate structure | LTV                                                                                                                   | Up to 75%; 100% of CAPEX and TI/LC | LTC                                                                                                                         | Up to 90%                              |
| Pricing                                                                                                               | SOFR + 450 - 1,050                                            | Pricing                                                                                                               | SOFR + 250 - 350                   | Pricing                                                                                                                     | SOFR + 450 - 1,050                     |
| Points                                                                                                                | 1 - 2% (origination);<br>1 - 2% (exit)                        | Points                                                                                                                | 1% (origination);<br>0.5% (exit)   | Points                                                                                                                      | 1 - 2% (origination);<br>1 - 2% (exit) |
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### REVERE OVERVIEW

Revere Capital is a direct balance sheet lender providing loans to a broad range of real estate projects as well as loans to operating companies secured by tangible assets. We specialize in structured, short and medium-term debt targeting up to \$50,000,000 for office, multi-family, retail, industrial, self-storage, single family, special-use and discounted notes.

### LOAN USES/EXIT

- Acquisition and re-capitalization of properties not ready for bank, CMBS, GSE or life company loans.
- Value-add properties requiring bridge debt to execute business plan prior to sale or refinance with conventional debt.
- Borrowers and properties under special circumstances.
- Quick loan closings, loan purchases and select mezzanine debt.
- Revere Capital is not a loan-to-own lender. We underwrite to defined exits within the stated maturity of the loan.

### SUBMISSION REQUIREMENTS

- Sources and uses, cost basis, capital budget, historical financials, rent roll and operating projections.
- Business plan and sponsorship history.
- Personal financial statements.
- Reports - existing appraisal, environmental, property condition, market reports.
- Brokerage package, if available.
- Pictures of interior and exterior of building.
- Market comps for rental and sales.

*This communication or any attachment thereto is not intended, and should not be construed, as investment advice and does not constitute an offer or commitment, a solicitation of an offer, or any advice or recommendation, to enter into or conclude any transaction.*

### WHY WORK WITH REVERE

- ✓ *Fast and transparent credit decision making process*
- ✓ *Quick closing with captive, discretionary capital*
- ✓ *Experienced lending team with regional expertise throughout the United States*
- ✓ *Reserves for interest, capital improvements and leasing*
- ✓ *Portfolio lender with in-house asset management*



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# REPRESENTATIVE TRANSACTIONS



**MULTIFAMILY**  
\$28,250,000 | *Los Angeles, CA*



**RETAIL**  
\$9,300,000 | *Benton Harbor, MI*



**RETAIL**  
\$25,000,000 | *Birmingham, AL*



**QSR**  
\$4,250,000 | *Sunbelt*



**HOSPITALITY**  
\$13,850,00 | *Pittsburgh, PA*



**INDUSTRIAL**  
\$7,500,000 | *Tucson, AZ*



**MOB PORTFOLIO**  
\$20,000,00 | *GA, AL, FL*



**MULTIFAMILY**  
\$14,100,00 | *Houston, TX*



**LAND**  
\$3,850,00 | *Nashville, TN*