

Arena Real Estate Bridge Loans



ARENA
INVESTORS LP

Arena Investors is an institutional asset manager that provides creative solutions for those seeking capital in special situations. The firm employs 60+ people globally, where the investment leadership team has an average of 20+ years of experience. Since inception in 2015, Arena has deployed over \$2.5 billion into investments that typically range from \$5 to \$30 million.

The firm brings decades of experience, a track record of comfort with complexity, the ability to deliver within time constraints, and the flexibility to engage in transactions that cannot be addressed by banks and other conventional financial institutions. We are compensated for being a provider of liquidity in situations with challenging process risks. Everything we do enables individuals, corporations, and asset owners to achieve their goals.

Average Investment Size	LTV/LTC	Average Term	Geography
\$5M-\$30M	Up to 70-80% 85% for Multifamily	2-3 Years	Major, Secondary & Tertiary U.S. Markets

Strategy Description

Arena Real Estate seeks opportunistic situations to provide senior loans to bridge commercial properties to stabilization across a variety of asset types and markets.

Bridge Loans

- Senior Mortgages
- \$5 - \$30 million
- 7%-8% rates
- 1% - 2% fees
- Up to 80% LTV/LTC, 85% LTC for multifamily
- 2 - 3 year terms
- Low minimum interest
- Recourse and non-recourse options
- Interest Reserves for first year
- Minimum 1.0x Stabilized DSCR







Transaction Types

- Quick Close
- Transitional Properties
- Partner Buyouts
- Acquisitions
- Recapitalizations

Asset Types

- Office
- Retail
- Industrial
- Multifamily
- Hospitality
- Medical Office
- Single Family Rental
- Self-Storage
- Student Housing
- Age-Restricted Housing
- Manufactured Home Communities

Sample Transactions

 Office Recapitalization in Detroit, MI — 1 st Mortgage Bridge Loan — \$20,000,000	 Self Storage in North Arlington, NJ — 1 st Mortgage Loan — \$16,365,000
 Multifamily Acquisition in Gillette, Wyoming — 1 st Mortgage Bridge Loan — \$15,500,000	 Hotel in Omaha, Nebraska — 1 st Mortgage Bridge Loan — \$13,200,000
 Retail Acquisition in Phoenix, AZ — 1 st Mortgage Bridge Loan — \$4,173,750	 Industrial Recapitalization in Gainesville, GA — 1 st Mortgage Bridge Loan — \$3,800,000

Contacts for Loan Inquiries (confidentiality and brokers protected)

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