



A Direct Commercial Real Estate Bridge Lender

Trevian Capital is a direct bridge lender that provides flexible and timely short-term bridge loans for time-sensitive deals, value-add scenarios, distressed borrowers, and other special situations nationwide.

Loan Products

Short-Term Bridge

Senior-Secured Bridge Loans for Time-Sensitive Deals, Troubled Sponsors, and Special Situations

Transitional Multifamily Bridge

Senior-Secured Bridge Loans for Bankable Sponsors Who Need Flexible Capital for Value-Add or Transitional Multifamily Real Estate

Loan Parameters

- **Loan Size:** \$1,000,000 - \$100,000,000+
- **Term:** 6 months to 3 years
- **Rate:** 7.00% - 9.75%
- **Fee:** 1% in - 1% out
- **LTV:** Up to 80%
- **Min. Interest:** 0 - 9 months
- **Guaranty:** Flexible
- **Debt Yield Req.:** None
- **Amortization:** Interest Only
- **Property Type:** All Types Considered
- **Geography:** Tier 1 to 3 Markets Nationwide
- **Security:** First Lien Position
- **Closing Timeframe:** 1-3 weeks

Scenarios

- Time-of-the-essence closings (1-3 weeks)
- Distressed or transitional borrowers (credit or liquidity issues, bankruptcy, litigation)
- Transitional/value-add real estate with capex/TI/LC
- Bridge-to-Agency, HUD, CMBS
- Construction completion
- Partnership buyouts
- Foreign nationals
- Note financing
- Special situations or 'story' deals
- DPOs

Loan Parameters

- **Loan Size:** \$5,000,000 - \$100,000,000+
- **Term:** 1 to 5 years
- **Rate:** 5.50% - 7.00%
- **Fee:** 1% in - 1% out
- **LTC:** Up to 85% LTC
- **Min. Interest:** 0 - 12 months
- **Guaranty:** Flexible
- **Debt Yield Req.:** None
- **Amortization:** Interest Only
- **Property Type:** Multifamily (others considered case-by-case)
- **Geography:** Tier 1 to 3 Markets Nationwide
- **Security:** First Lien Position
- **Closing Timeframe:** 3-4 weeks

Scenarios

- Transitional/value-add multifamily real estate with capex
- Deals in secondary or tertiary markets
- Bridge-to-Agency, HUD, CMBS
- Cash-out refinance
- Sponsors who want max prepayment flexibility
- Mid-stream construction completion
- Lease-up plays with no current cash flow requirements
- Other property types considered on a case by case basis

Contacts

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