



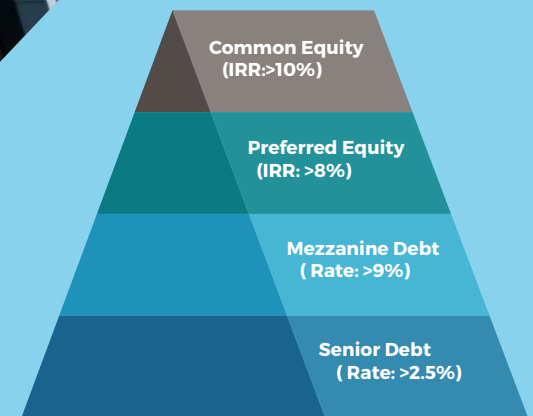
TRINITY STREET CAPITAL
PARTNERS IS AN
ADVISORY FIRM AND
ASSET MANAGER
OF PRIVATE FUNDS.

Trinity Street Capital Partners (TSCP) is an advisory firm and asset manager of private funds. The firm has extensive experience in structuring all debt and equity layers of the capital stack for commercial real estate transactions.

The Firm is a leader in engineering Balance Sheet or Capital Markets debt & equity solutions for wide range of real estate transactions.

The Company offers a range of innovative products and services to our clients. We develop and preserve long term relationships with our clients by providing reliable service and optimal financing solutions. Our professionals focus on the client's individual needs and objectives, as key determinants in structuring the appropriate financing for each transaction. We identify, evaluate and

configure the most effective capital structure for each project while always keeping the clients priorities in mind. We understand the fundamental drivers of capital and real asset performance which gives you a powerful advantage, and makes sure that every aspect of your investment is delivering the optimum possible return.



Trinity Street Capital Partners, services the complete real estate Capital Stack

OUR VISION

We provide both capital and real estate expertise, using our unique insights, to deliver distinct advantages for our clients. Our clients are more suitably called our partners, as the relationships we've developed with them are our foundation of our business.

OUR APPROACH

Client Goals: At Trinity Street Capital Partners, we first analyze and understand each deal and how it fits into the client's overall portfolio and goals. Beginning with the goals in mind, we are able to then optimize deal economics to derive the requisite outcome.

Firms Knowledge: The executives of the firm have decades of experience and continually monitor the fast pace and evolving US real estate markets, the research group at TSCP is constantly expanding the market knowledge critical in today's fast-paced and changing environment.

Customized Solutions: Our in-house underwriting team, reverse engineers each proposed deal, starting with the client's goal in mind. A clear path is then set, with clear milestones in mind, to follow the path to success and creative best-in-class solutions.

Communication & Execution: Your relationship manager at TSCP will be available seven days a week to answer your questions or concerns about a transaction and will always maintain an open line of communication to ensure all expectations are met.

COMPANY CULTURE

Our goal is to always put the client's interest ahead of the Firm and any individual within the firm. Our experience shows that, if we serve our clients well, our own success will follow. We hire and retain associates who have the highest ethical standards in everything they do. Our assets are our people, capital and reputation. Our continued success depends upon unwavering adherence to this standard. We stress teamwork in everything we do. While individual creativity is always encouraged, we have found that team effort often produces the best results.



SENIOR DEBT



PERMANENT

- Fixed rates
- Terms (5-30yrs)
- Amortization (25-30 yrs, with interest only options)
- Flexible prepayment structures
- Loan-to-values of up to 80%
- Non Recourse



BRIDGE

- Floating Rates
- Terms (1-5yrs)
- Amortization - Interest only
- Flexible prepayment structures
- Loan-to-values of up to 80%
- Non Recourse



CONSTRUCTION

- Floating Rates
- Terms (1-5yrs)
- Amortization - Interest only
- Flexible prepayment
- Loan-to-values of up to 75%
- Non Recourse and recourse options

Trinity Street Capital Partners has unparalleled real estate finance knowledge necessary to develop the most innovative debt financing options for clients. TSCP has expertise in the complete real estate life cycle, ground-up construction, bridge and permanent finance.

TSCP offers non-recourse senior debt solutions for a variety of circumstances, with flexible balance sheet options and structured capital market solutions. TSCP advises clients on a wide range of capital structures available to ensure the most favorable financial solution is achieved. Trinity Street Capital Partners approach consists of a clear identification of the client's requirements and possible structures, resulting in an optimal financial solution.

MEZZANINE DEBT

Trinity Street Capital Partners offers mezzanine debt for commercial real estate projects, including new development, bridge opportunities and in conjunction with the TSCP permanent finance programs. Mezzanine debt is subordinate to first mortgage debt and is collateralized by a borrower's equity interest in the property.

FIXED RATES

- Terms (5-10yrs)
- Amortization (25-30 yrs, with interest only options)
- Flexible prepayment structures
- Loan-to-values of up to 85-90%
- Non Recourse





EQUITY

Equity programs offered by Trinity Street Capital Partners, allow real estate investors and developers an opportunity to maximize their investment opportunities by injecting smaller portions of their own equity on hand and leveraging it with equity from Trinity Street Capital Partners.

EQUITY THROUGH TRINITY STREET CAPITAL PARTNERS IS AVAILABLE IN THREE PRIMARY FORMS:

Preferred: Preferred equity allows a sponsor to preserve primary ownership interest in and control in a property, with a cost-effective alternative to utilizing partners.

Non-Promoted: A Non-Promoted equity product gives sponsors the ability to invest a smaller amount of equity in a particular project where he or she is looking for a purely pari-passu investment partner.

Promoted: A Promoted equity product gives sponsors the ability to invest a smaller amount of equity in a particular project, participate in the value created that is above and beyond their pro-rata investment.