

Newport Capital is a provider of private credit to middle-market owners, operators and developers of commercial and residential real estate. As a portfolio lender backed by a series of funds, Newport is dedicated to delivering liquidity and efficient funding across the capital structure.

14

YEARS IN
BUSINESS

1,000+

PROJECTS
FUNDED

\$250M+

ASSETS UNDER
MANAGEMENT

Funding Strategy

With a primary focus on value-add and opportunistic projects, we have the capacity to deliver funding solutions across the capital structure.

DEBT FINANCING

We provide senior and stretch-senior bridge loans secured by residential and commercial real estate.

LIQUIDITY SOLUTIONS

We offer liquidity solutions to sponsors with trapped equity and a need for short-term financing to help grow their business.

PREFERRED & JV EQUITY

We can structure subordinate debt positions and, through an NREP subsidiary, we have a

Financing Terms

LOAN AMOUNT	\$1M to \$10M
LOAN TERM	6 to 12 Months
LOAN TO COST	Up to 90%
LOAN TO STABILIZED VALUE	± 70%
INTEREST RATE	9-15%
ORIGINATION FEE	1 to 3 Points
CLOSING TIME	5 to 21 Days
ADDITIONAL INFO	No Pre-Payment Penalty

Financing Criteria

ASSET TYPES	TRADITIONAL: Industrial, Multifamily, Office, Retail, Self-Storage ALTERNATIVE: Digital Infrastructure, Manufactured Housing, Outdoor Industrial Storage, Senior Housing, SFR Development
GEOGRAPHY	National, with a focus on the Western US & Sunbelt States
SPONSORS	Experienced owner/operator/developers who exhibit geographic and/or sector-specific expertise. Must have a defined exit strategy or business plan in place.
USE OF PROCEEDS	Acquisition, Refinancing, Recapitalization, Renovation/Rehabilitation

Financing Scenarios

TIME-SENSITIVE TRANSACTIONS	Loan Maturities, 1031 Exchange Deadlines, Expiring Purchase Contracts, Delayed Approval of Traditional Financing, etc.
VALUE-ADD AND TRANSITIONAL REAL ESTATE	Expiring Leases, Non-Stabilized Properties, Asset Improvement and Repositioning, etc.
LAND PLAYS	New Development, Pre-Development, etc.
RECAPITALIZATION / INTERIM WORKING CAPITAL	Extracting Trapped Equity, Partnership Buyouts/Restructuring, Non-Revolver Line of Credit, etc.