



Featured

# Meet the 2024 PERE Credit Awards winners

*Real estate private credit managers led the way to recovery in 2024, with firms raising and deploying substantial capital for acquisitions, refinancings and developments despite macroeconomic and geopolitical volatility and higher rates. Find out which managers came out on top in 2024.*

Samantha Rowan - 6 hours ago

## Construction Lender of the Year (Sub-\$100m)

**Winner: S3 Capital**

**Runner-up: Bravo Capital**

New York-based S3 Capital, a construction lending specialist for the residential sector, was a champion of urban development in 2024. When a key tax abatement program in New York expired in 2022, S3 Capital pivoted to originate multifamily- and residential-oriented loans under some of the city's remaining programs. At the same time, the firm also closely followed the progress and eventual passage of New York's new tax abatement program, the long-awaited 485x, and immediately began engaging with borrowers on these loans. S3 Capital has originated more than \$5 billion across more than 650 loans, facilitating the development of hundreds of properties, including ground-up developments, condo conversions and mixed-use projects.