

SOUTH FLORIDA BUSINESS JOURNAL

February 1, 2023

Commercial lending company Forman Capital relaunches in Boynton Beach



Image: Courtesy of Forman Capital

Forman Capital co-founders Ben Jacobson and Brett Forman

COURTESY OF FORMAN CAPITAL



By [Eman Elshahawy](#) – Digital Producer, South Florida Business Journal
Feb 1, 2023

South Florida real estate lending duo **Ben Jacobson** and **Brett Forman** relaunched their joint-venture Forman Capital in Boynton Beach today.

Forman was previously the partner of commercial lending firm Trez Capital, which ended its partnership and closed the Palm Beach County office in late December.

Forman said he decided to relaunch his own origination company with Jacobson to focus on financing in the homebuilder and multifamily developer sectors, given the opportunity with interest rates in the current market.

"In my opinion, [residential real estate is] the safest asset class and it's the most in need at this point.," he said.

Forman Capital will operate out of a 1,885-square-foot office at 1501 Corporate Drive, Suite 240, and employ nine people who specialize in lending money to residential and multifamily developers throughout various project stages.

Forman said the company will seek opportunities to lend to high-growth areas like South Florida. It is offering loans to help developers bridge the gap between land acquisition and construction, or to refinance projects where the original loans ran into difficulty with interest rates or construction costs.

"As the market changes with relation to interest rates, I think we're going to start seeing more secondary or junior debt," he said. "Maybe a second mortgage, mezzanine debt or equity."

This process, referred to as bridge financing, isn't as common now that originators generally perceive these type of borrowers as more risky to lend to, Forman said. However, he said there is opportunity for his business to provide short-term lending solutions for pending residential projects in areas with growing populations.

"With the passage of time and increase of interest rates, people are going to have larger interest expenses that they may have not planned for," he said. "And then, of course, the cost of construction has escalated. And so, naturally, there may be projects that are nearing completion that need money to satisfy their banks."

Forman Capital was originally founded in 2004, and Forman said he decided to relaunch his venture alongside Jacobson and his other team members at the end of December.

"It was a heavy lift, but it's very exciting," he said. "And while a lot of people would think it's a bad time to go into real estate, I actually disagree and think that to be on the debt side of the business is a perfect time to go in."