



## LOAN HIGHLIGHTS

Loan Type:  
**Bridge Loan**

Loan Term:  
**3 years**

Amortization:  
**Interest Only**

Recourse:  
**Non-Recourse**

LTV:  
**75%**

Lien Position:  
**1st Trust Deed**

Loan Amount: **\$27,522,500**

Property Type: **Industrial**

Location: **Cedar Park, TX**

### CHALLENGES

- The borrower was looking to refinance their current construction loan and found themselves in a difficult situation with their in-place lender and didn't have the capital necessary to execute their business plan.
- The collateral, a brand new Class A 231,000 square foot warehouse, was 50% leased with the rent roll not yet stabilized.

### SOLUTIONS

- Money360 took the time to understand the borrower's business plan and utilized organizational local knowledge and expertise to overcome challenges with the previous lender and capital concerns.
- Through due diligence, we understood this to be a strong sponsor, which allowed us to move forward with the confidence that with the right lender, they would be successful executing their business plan.

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