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Sunday, August 23, 2020

## Tauro Capital Advisors Secures \$50 Million in Loan Facilities for Three National Triple-Net-Lease Developers



**LOS ANGELES, CA** — [Tauro Capital Advisors](#), Inc., a fully integrated financial services company with a diverse background in all aspects of commercial real estate, has secured a total of \$50 million in revolving debt facilities that will enable Single-Tenant-Triple-Net-Leased

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developers to expand their portfolios through new site acquisitions and development.

**Stephen Stein**, Managing Partner and **Tony Festa**, Director, Capital Advisor at Tauro Capital Advisors, Inc. worked together to arrange the financings.



**Stephen Stein**

According to Festa, there has been an increase in demand for NNN properties regardless of the current environment thus fueling the accelerated pace of NNN development.

“Single-tenant triple-net-leased product has continued to emerge as a stable asset class of choice for many investors

across the country,” explains Festa.

“The industry saw a similar trend out of the 2008 downturn and throughout the last cycle, when single-tenant net-leased properties continued to perform and emerged from the recession relatively unscathed and resistant to market conditions. ”

Today, we are seeing a similar shift as an increasing number of investors turn to NNN product rather than more management-intensive alternatives.”

As the leader and most active intermediary of financing in the NNN sector nationally,

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 1000 Magnolia Ave Ofc Bldg Orlando 3-2-12 (1)  
 10000 NCX Building Dallas (1)  
 104 Baker Street downtown Maplewood (1)  
 1065 Midtown Condos Midtown Atlanta GA 4-23-15 (1)  
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 11-11-13 (1)

the three most recent facilities

arranged by Tauro Capital

Advisors, Inc. include:

**\$25 Million Facility** arranged on behalf of a local developer in Santa Monica, CA, who plans to develop additional NNN properties including national credit tenants 7-Eleven, Starbucks, Dutch Bros. Coffee and Chick-Fil-A.

- 
- **\$15 Million Facility** arranged on behalf of a western developer who will use the facility for NNN developments for Circle K, O'Reilly's, AutoZone, Starbucks amongst other national credit tenants.
- **\$10 Million Facility** arranged on behalf of a private developer in Northern California to fund future development for a variety of major tenants throughout California including Starbucks, Grocery Outlet, 7-Eleven.  
All three facilities were secured through private lenders and debt funds offering 100% Loan-to-Cost debt facilities.
- 
- This provides increased liquidity for developers by freeing up otherwise tied up equity allowing them to pursue more opportunities without sharing any profit participation.



**Tony Festa**

11-13-13 (1)  
 11-22-11 (1)  
 110 Gateway Lincoln CA 2-4-19 (1)  
 1117 Perimeter West Atlanta 2-29-12 (1)  
 116 Huntington Ave Bldg Boston (1)  
 12 Fifth Ave. (1)  
 12-1-19 (1)  
 12-15-18 (1)  
 12-7-17 (1)  
 1201 Indiana Townhouses and Apartments  
 2-24-12 (2)  
 1400 Wilson Blvd. Rosslyn (1)  
 1401 South State St. Chicago (1)  
 144 north wetherly drive (1)  
 150 North Federal Highway (1)  
 155 South Miami Avenue (1)  
 15th Anniversary Miami FL 5-23-19 (1)  
 16625 Norwalk Blvd. (1)  
 16640 North Scottsdale Road. sale  
 Scottsdale Road Scottsdale AZ 6-23-20 (1)  
 17 Crest Road (1)  
 175 Park Ave Bldg Madison NJ 1-13-12 (1)  
 1750 K Street (1)  
 1754 Properties La Posada de Santa Fe  
 Hotel Santa Fe NM 5-19-14 (1)  
 2 Apartment Sales Belmont CA 7-12-19  
 (1)  
 2 buildings (1)  
 2 new models (1)  
 2 new hires (2)  
 2 office buildings sale north Scottsdale AZ  
 8-7-20 (1)  
 2 Seniors Housing properties Mississippi  
 sale 8-8-20 (1)  
 2-11-12 (1)  
 2-13-12 (1)  
 2-20-14 (1)  
 2-22-12 (1)  
 2-4-12 (1)  
 2-5-12 (1)  
 2-9-12 (1)  
 20 Francis Way (1)  
 20 property affordable housing portfolio  
 sale 3 state 6-30-20 (1)  
 2015 Spire Awards 9-30-15 (1)  
 2017 (1)  
 2019 edition of Trends® in the Hotel  
 Industry Atlanta GA 4-29-19 (1)  
 2020 (1)  
 215 Celebration 1-6-12 (1)  
 2200 West Loop South (1)  
 222 West 16th Street sale (1)  
 24 deals (1)  
 2402 Gerritsen Avenue (1)  
 2417 Albemarle Road Brooklyn NY 6-17-19  
 (1)  
 251 Front Street Dumbo district (1)  
 2608 West Swann Avenue apartments  
 Hyde Park (1)  
 26TWENTYFIVE Butterfield (1)  
 279 SF Broward County FL 12-29-16 (1)  
 28 W. Jersey St. off of South Orange  
 Avenue Orlando FL 6-21-19 (1)  
 2820 Third St. Apts Santa Monica (1)  
 29th Street Capital Barry Heninger Hired  
 8-31-16 (1)  
 29th Street Capital (29SC) Las Casitas  
 Apartments (1)  
 29th Street Capital 2 Apt Deals Hayward  
 CA 12-24-15 (1)



- The use of funds includes reimbursement of all pursuit costs, leasing commissions, and due diligence, as well as land acquisition, financing and construction costs, and a development fee if desired.
- 
- Tauro's lending sources can provide single facilities of up to \$100 million. Tauro has arranged other facilities for developers of Chase Bank, ALDI, Dunkin Donuts, Smart & Final and other national credit tenants.
- 
- "While lenders are being understandably cautious, the ability to secure large facilities like these in the current market climate speaks to Tauro's strength as a financial intermediary and its deep knowledge of this product type," says Festa.
- 
- "While most construction financing has dried up, our firm continues to source funding that aligns with our clients' needs. This is largely because we are actively nurturing our capital relationships, so we always know where and how to access capital on behalf of our clients."

Tauro's operational platform includes weekly lender presentations that keeps the entire firm up to date on a vast network of lenders' specific qualifiers and areas of focus.

"By knowing what each lender is seeking, we are better able to secure terms that benefit both lenders and borrowers," says Festa.

- 
- "In this case, the \$50 million in facilities will enable these three developers to acquire parcels with certainty, ramp up development, make faster decisions, and reduce long-term costs while moving their business plans forward."
- 

## **CONTACTS:**

Micaela Fehrenbach/Lexi Astfalk

**Brower Group**

(949) 438-6262

29th Street Capital Argenta Apartments  
Mesa AZ 11-24-18 (1)  
29th Street Capital Bill McConaghy Joins  
Firm 6-23-16 (1)  
29th Street Capital Blossom Manor  
Apartments Hayward CA 2-1-16 (1)  
29th Street Capital Brighton CO  
Apartments 5-27-18 (1)  
29th Street Capital Buys 2 Apartment  
Properties Brandon FL 3-5-19 (1)  
29th Street Capital Buys Shekinah Home  
for Seniors (1)  
29th Street Capital Buys The Dylan  
Apartments Oceanside CA 2-2-19 (1)  
29th Street Capital Buys Twin Trees  
Apartments Layton Utah 7-4-18 (1)  
29th Street Capital Cali Sommeral  
Apartments (1)  
29th Street Capital Casa Palmas  
Apartments Pasadena TX 9-30-15 (1)  
29th Street Capital Christine Mueller  
Hired 7-11-16 (1)  
29th Street Capital Clear Lake  
Condominiums Webster TX 10-5-16 (1)  
29th Street Capital Clifton Ridge  
Apartments Louisville KY 10-28-16 (1)  
29th Street Capital Cumberland Crossing  
Apartments (1)  
29th Street Capital Denver CO 3-19-15 (1)  
29th Street Capital Des Plaines IL  
Apartments Purchase 10-1-16 (1)  
29th Street Capital Harbor Walk  
Apartments League City TX 2-23-16 (1)  
29th Street Capital Hires Bryson Clements  
Chicago IL 5-11-18 (1)  
29th Street Capital Hires Doug Burt  
Houston TX 7-31-17 (1)  
29th Street Capital Hires Jason de  
Guzman as Senior V.P. Los Angeles CA 4-8-  
19 (1)  
29th Street Capital Hires Kevin M. Smith  
Sacramento CA 4-8-19 (1)  
29th Street Capital Hires Richard Marshall  
San Diego CA 9-23-17 (1)  
29th Street Capital Hires Ryan Smyth  
Orlando FL 5-21-18 (1)  
29th Street Capital Lamont Rattler Hired  
Dallas TX 8-19-16 (1)  
29th Street Capital Limestone  
Apartments West Houston TX 3-13-19 (1)  
29th Street Capital McKay Winkel Hired  
Salt Lake City UT 7-23-16 (1)  
29th Street Capital Mesa AZ 4-6-15 (1)  
29th Street Capital Mount Prospect IL  
Apartment Acquisition 6-6-17 (1)  
29th Street Capital Panoramic and  
Miramar Apartments San Leandro CA 4-  
12-17 (1)  
29th Street Capital Park Tower  
Apartments Chandler AZ 6-1-16 (1)  
29th Street Capital Phoenix AZ 3-27-15  
(1)  
29th Street Capital Promenade at Sahara  
Apartments Las Vegas NV 1-19-18 (1)  
29th Street Capital Ridge View  
Apartments Fountain Hills AZ 4-16-16 (1)  
29th Street Capital River Blu Apartments  
Sacramento CA 10-5-18 (1)  
29th Street Capital Rose Oaks apartments  
Iowa City IA 4-21-16 (1)

[mfehrenbach@brower-group.com](mailto:mfehrenbach@brower-group.com)

Posted by Alex at 9:16 PM 

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