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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 — <u>Tauro Capital Advisors</u>, 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 Search Box

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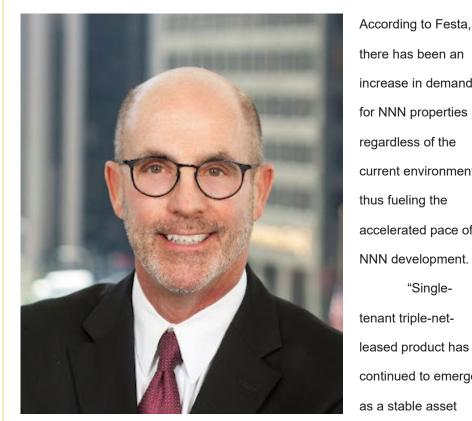
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developers to expand their portfolios through new site acquisitions and development.

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



Stephen Stein

there has been an increase in demand for NNN properties regardless of the current environment thus fueling the accelerated pace of NNN development. "Singletenant triple-netleased 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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# Labels

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the three most recent facilities

Advisors, Inc. include:

arranged by Tauro Capital

\$25 Million Facility arranged

on behalf of a local developer

in Santa Monica, CA, who plans

to develop additional NNN

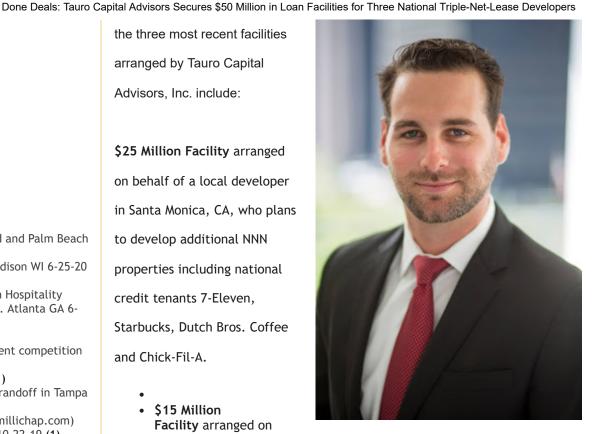
properties including national

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



**Tony Festa** 

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.

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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 S.outh 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 mew 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 Sreet 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)

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- 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:

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Brower Group

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https://alex-donedeals.blogspot.com/2020/08/tauro-capital-advisors-secures-50.html

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Mesa AZ 11-24-18 (1)

Firm 6-23-16 (1)

29th Street Capital Argenta Apartments

29th Street Capital Bill McConaghy Joins

29th Street Capital Blossom Manor

Apartments Hayward CA 2-1-16 (1)

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# mfehrenbach@brower-group.com

Posted by Alex at 9:16 PM Labels: Inc., revolving debt facilities Los Angeles CA 8-24-20, Tauro Capital Advisors

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