

## INTRODUCTION

As the world gradually returns to working, shopping and playing more normally, needs for real estate finance are changing, too. Despite the trend toward returning to normal, obtaining financing continues to require more due diligence, since lenders and borrowers alike are both navigating unprecedented waters. That's why it's more important than ever to have seasoned mortgage banking veterans with the right resources and lending connections. Both within our firm and within our CRECA nation-wide, 10-firm network, we offer the ability to help you obtain the real estate financing your business needs.

<b>2021 1Q Results</b>	Total Funding: \$468,759,040 • 60 Transactions • Average Loan Size: \$7,812,650
<b>Transactions</b>	Acquisitions, Refinances, Construction, Bridge, Permanent, JV Equity, Mezz, Credit Tenant, Note Purchases & SBA Financing
<b>Property Types</b>	Shopping Centers, Office Buildings, Multifamily Apartments, Industrial, Warehouses, Mixed Use, Self Storage, Hotels, Single-Tenant, Owner Occupied & Parking Facilities, For-Sale Residential, Manufactured Housing Communities
<b>Capital Sources</b>	Life Insurance Companies, Agencies, Commercial Banks, CMBS/Conduits, Bridge, Specialty and Private Lenders

## CRECA PARTNERS DEAL SPOTLIGHT



### GotSpace Self Storage Portfolio

Two-property, Self-Storage, Acquisition & Bridge

Non-Recourse Bridge Loan

Loan Funded March 2021: **\$29,900,000**

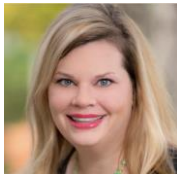
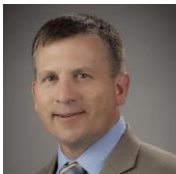
**Loan to Purchase Price: 98%**

**Loan to Cost** (after build out): **89%**

#### Non-recourse Acquisition and Bridge Financing

These loans were originated and closed by a CRECA member. The loans enabled the sponsors to obtain a high leverage bridge loan to acquire and stabilize the two properties. One property was completed a year ago with little leasing in place, and the other has a significant value-add component through converting unused space to additional leasable space for storage units. The CRECA office working with the sponsors was able to arrange non-recourse financing at high leverage with an attractive interest rate.

## REACH OUT TO DISCUSS YOUR REAL ESTATE CAPITAL NEEDS:



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# CRECA



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Atlantic Real Estate Capital is an affiliate of CRECA, a nationwide mortgage banking network.

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