



## **MCP ARRANGES \$25,000,000 INDUSTRIAL PORTFOLIO REFINANCE**

Mastiff Capital Partners has arranged the refinancing of a cross-collateralized, cross defaulted portfolio of 1,060,000 sq. ft. of industrial space located in central California. The loan was \$25 million (approximately 52% loan-to-value) and was secured by a 6 multitenant industrial properties which were 100% occupied.

The properties were valued at \$53 million and MCP was able to structure a 25 year loan term, 95 basis points over the 10 year treasury or 5.31% fixed, 25 year amortization and non-recourse. The properties were built in the 1950's and all had 30 foot dock high doors and were rail served. The lender allowed the borrower to take out \$7 million of cash out and structured the ability to put a second mortgage on the property up to 75% loan-to-value.

**Borrowers Quote “The properties have been in my family for over 50 years and MCP was able to provide us a loan which fixed our rate for 25 years and allowed us to take out \$7 million worth of our equity.”**

To confidentially discuss financing or sale of any of your properties please contact:

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