



MASTIFF CAPITAL PARTNERS ARRANGES PURCHASE AND FINANCING OF \$10,875,000 SINGLE TENANT PROPERTY

Mastiff Capital Partners (MCP) has arranged the purchase and financing of a single tenant property located in Hanover, Massachusetts. The property consists of 197,000 square feet of industrial space and functions as a distribution facility for a large public company. The purchase price was \$10,875,000.

MCP provided the borrower with an 80% Loan to Purchase, fixed rate permanent loan at 115 basis points above the 10 year Treasury, 4 years interest only, thereafter a 30 year amortization and non recourse.

The challenge on the transaction was that the tenant only had 4 years left on the loan. MCP convinced the lender that the tenant, who had been in occupancy for 14 years, would be staying and their rent was substantially below market. MCP was able to structure the loan with no reserves in the event the tenant was to exercise their market rate renewal option. If for some reason the tenant was to vacate, the borrower would be recourse for any tenant improvements and leasing commissions.

Borrowers Quote “Mastiff Capital Partners took a very complex transaction and structured it to provide me with the maximum cash flow and flexibility I was seeking. MCP is quite simply the best advisory group I have dealt with in my career.”

-Laurence Verga

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

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