

FUNDED
\$20M
FOR CLOSING AND
CONSTRUCTION

FLOOR & DECOR - NAPLES, FL

Provided \$20,000,000 for land closing and completed delivery to tenant

Developer retained outparcel with Zero Land Basis

Agree led negotiations of lease; underlying purchase agreement; and declaration



GROCERY OUTLET – WASHINGTON

PROVIDED
100%
CAPITAL STACK FOR
DEVELOPMENT AND
CONSTRUCTION

Executed contract, diligence,
and closing in less than 30 days

Completed land acquisition
and reimbursed developer for all
pre-development costs

One-stop shop for project funding and
forward commitment to purchase



PROVIDED
100%
CAPITAL STACK FOR
DEVELOPMENT AND
CONSTRUCTION

BURLINGTON - TEXAS

Funded acquisition and renovation
of former Toys-R-Us building

Forward commitment to purchase
with predetermined exit cap rate

Funded monthly developer fee
and construction draws



50
YEARS

OF RETAIL
DEVELOPMENT
EXPERTISE

TJ Maxx – Harlingen, TX

Completed diligence, design,
entitlements and permitting process

Resolved scheduling, lease, and
REA issues with TJ Maxx and Target

Executed project on time and
within budget



HOBBY LOBBY – GRAND FORKS, ND

PROVIDED
100%
CAPITAL STACK FOR
DEVELOPMENT AND
CONSTRUCTION

Tailored a capital structure and forward commitment to purchase to meet developer's needs

Executed contract and waived diligence in less than 21 days

Deployed resources to assist with finalization of lease and contract with general contractor



50
YEARS

OF RETAIL
DEVELOPMENT
EXPERTISE

**TJ MAXX, ROSS, PETCO
NEW LENOX, IL**

Executed forward commitment to purchase project and completed construction

Provided development expertise to resolve easement covenant and restriction issues

Finalized general contractor agreement and expedited construction commencement

