

**FACTS & FIGURES**

**VESTA EQUITY CLOSES  
 \$6,200,000 BRIDGE LOAN**

Vesta Equity recently closed a senior bridge loan for the recapitalization and renovation of the Endeavour Clear Lake condominiums in Houston, TX. The 18-month loan has maximum proceeds of \$6.20MM, inclusive of \$1.30MM in renovation costs. The Borrower, a locally-based developer, intends to use the proceeds to renovate the property and sell out the remaining 27 units. Tony Talamas of Houston-based Fountainhead Capital & Advisory secured the loan.



If you, your borrowers or your clients have a need for bridge financing in the Southeast United States or Texas, please contact Vesta Equity to discuss. Bridge loans can be utilized for equity recapitalization, refinancing of existing loans or acquisition of existing notes and/or assets on a discounted basis.

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**DEALS OF THE MONTH**

To be listed in this section, contact Scott France at (404) 832-8262 or scott@francepublications.com

Property: Southlake Town Square  
 Type: Mixed-use  
 Location: Southlake  
 Size: 507,500 sq. ft.  
 Amount: \$90 million  
 Lender: MetLife Real Estate Investments  
 Arranged By: Holiday Fenoglio Fowler



Property: North Park Corporate Center  
 Type: office  
 Location: San Antonio  
 Size: 86,400 sq. ft.  
 Amount: \$10.35 million  
 Lender: Unavailable  
 Arranged By: Q10 | Dwyer-Curlett & Co.



Property: Renaissance Plaza  
 Type: office  
 Location: San Antonio  
 Size: 20,000 sq. ft.  
 Amount: Undisclosed  
 Lender: Nationwide Insurance Co.  
 Arranged By: NorthMarq Capital



**EXTRA CREDIT**

Loans Recently Closed For Southeast Properties

PROPERTY	CLASS	CITY	SIZE	AMOUNT	LENDER	ARRANGED BY
6400 Hollister Road	industrial	Houston	222,000 sq. ft.	\$7 million	Life Insurance Company	NorthMarq Capital
Unstabilized Class A building	office	Dallas	Not released	\$6.9 million	A10 Capital	Holiday Fenoglio Fowler
Memorial Post Oak Centre	office	Houston	76,763 sq. ft.	\$4.5 million	Symetra Life Insurance Company	Richland Commercial Mortgage
Westcliff Shopping Center	retail	Fort Worth	135,000 sq. ft.	\$4.5 million	Texas-based bank	Q 10   New York Realty Advisors
Regency Apartments	multifamily	Pars	100 units	\$2.3 million	Fannie Mae	Arbor Commercial
Warehouse	industrial	Fort Worth	27,000 sq. ft.	\$2.1 million	Thrivent Financial for Lutherans	Q10   Kinghorn, Driver, Hough & Co.
Travis Garden Apartments	multifamily	Fort Worth	76 units	\$1.25 million	Life insurance company	LM Capital