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***Talonvest Capital Negotiates Acquisition Loan for Class A Office Building***

**Irvine, CA – April 29, 2015** – Talonvest Capital, Inc., a boutique commercial and self storage capital advisor, arranged bridge financing for CIP Real Estate’s recent acquisition of Center Tower Riverside, a 73,000 square foot, five story, class-A office building located at 3880 Lemon Street in downtown Riverside, CA. The property is 72% leased and offers a good value add investment opportunity with in-place cash flow from tenants such as Kleinfelder West, Blue Cross of California, and the City of Riverside. Center Tower Riverside is well located, approximately one block off the CA-91 Freeway. The \$10.9M loan was funded through GE Capital with a structure that included future funding for strategic improvements to the common areas as well as tenant improvements/leasing commissions for the available space in the office building.

The Talonvest team of Tom Sherlock, Eric Snyder, Kim Leslie, and Laura Bogart orchestrated a competitive bid among banks, finance companies, and debt funds that resulted in a non-recourse loan with a 4 year term, several years of interest only payments, a sub 3.25% initial rate, and prepayment flexibility. Eric Smyth, co-Founding Principal of CIP Real Estate, noted “we were pleased with the multiple loan options Talonvest delivered and their negotiation skills in finalizing the business terms of the application.” He added, “We also appreciated their tenacity in working to resolve issues all the way through to the closing of the loan.”

Eric Snyder, co-Founding Principal of Talonvest, shared “we continue to expand our commercial activity and are excited to combine our deep capital relationships and decades of financing experience for the benefit of office, industrial, retail, and multi-family owners.”

**About Talonvest Capital, Inc.**

Talonvest Capital is a boutique real estate firm providing advisory services to commercial and self storage real estate investors, owners and developers nationally. The principals of the firm have over 80 years of combined experience negotiating loans and equity capital for office, industrial, retail, self-storage, and apartment properties throughout the United States.

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