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**Talonvest Capital Successfully Negotiates Bridge Loan for Refinance  
of Southern California Office Portfolio**

**Costa Mesa, CA – January 10, 2012** – Talonvest Capital, Inc., a boutique commercial real estate advisor serving clients throughout the U.S., successfully procured a three year bridge loan for CIP Real Estate’s refinance of a four office building portfolio located within the Centerpointe office project in Irvine, California. The \$13.5 million, non-recourse loan was funded by a commercial finance company that uses its own balance sheet and maintains servicing of their loans. According to Tom Sherlock, Principal at Talonvest, “getting this loan funded less than 30 days after signing the application was predicated, in part, on CIP’s outstanding reputation in the marketplace.” Sherlock and Eric Snyder, also a Principal of Talonvest, represented CIP in negotiating this financing assignment.

Centerpointe buildings 1, 2, 3 & 6 are a mix of one, two and three story, high image, multi-tenant office buildings totaling approximately 105,000 square foot. Located at the prime intersection of Jamboree and MacArthur Blvd., the southwest corner of the Irvine Business Complex, the property is 92% occupied. CIP expects this stabilized property will benefit from increasing rental rates as the market dynamics in the Airport Area continue to improve.

Bob Strom, a founding principal of CIP, noted that “we found Talonvest to be very professional. They took the time to understand our specific needs, tailored a capital strategy for those needs, anticipated issues and proactively addressed them throughout the entire loan process.” He went on to state that “we appreciated their principals’ hands-on approach and how they leveraged their strong capital market relationships to meet our requirements and those of our partners.”

**About Talonvest Capital, Inc.**

Talonvest Capital is a boutique real estate firm providing advisory services to commercial real estate investors and developers nationally. The principals of the firm have over 70 years of combined experience structuring loans and equity investments for office, industrial, retail, apartment, and self-storage properties throughout the United States.

**About CIP Real Estate**

CIP Real Estate (“CIP”) was founded in 1994 as a real estate investment company specializing in the acquisition, development, repositioning and management of office, business and industrial parks. CIP and its institutional partners have acquired approximately 6 million square feet of office, business and industrial parks with an acquisition value in excess of \$1 Billion. Headquartered in Irvine, California, CIP also has full service real estate offices in Ontario, California, Las Vegas, Nevada and Charlotte, North Carolina.