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## Talonvest Procures \$13.5 M Bridge Loan for CIP's refinance of Centerpointe

*By Natalie Dolce*  
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### FINANCING

IRVINE, CA-**Talonvest Capital Inc.**, a boutique commercial real estate advisor serving clients throughout the US, procured a three year bridge loan for **CIP Real Estate's** refinance of a four office building portfolio located within the **Centerpointe** office project here. 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.