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**Talonvest Capital Negotiates Office Loan for The Bascom Group**

**Costa Mesa, CA – September 12, 2012** – Talonvest Capital, Inc., a boutique commercial real estate advisor serving clients throughout the U.S., successfully structured a \$6,000,000 loan secured by a 57,300 square foot office building in Irvine, CA for an entity associated with The Bascom Group.

The cash-out refinance loan was funded by a regional bank and has a 4% fixed interest rate, a 5-year term, 25 year amortization, and a sliding scale prepayment penalty. The property is 100% leased to a single tenant. Jerry Fink, Managing Partner with The Bascom Group commented “it was great working with the Talonvest team. The principals at Talonvest were personally involved on a daily basis from start to finish and were able to work through a number of challenges. They negotiated excellent terms for us, which greatly exceeded our expectations. Through their hands-on and proactive approach, the loan closing went very smoothly.”

Tom Sherlock, Principal at Talonvest, noted “the lending market has changed significantly in the past month and borrowers are in a much stronger negotiating position than they’ve been in for years”. Sherlock and Eric Snyder, also a Principal at Talonvest, represented The Bascom Group in the negotiation of the financing.



*Airport Executive Suites*

**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.

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