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Talonvest Capital Processes \$15M Loan

Firm Negotiates Bridge Loan for Civic View Corp Centre in San Marcos



Talonvest Capital closed a \$15 million bridge loan for the owners of Civic View Corporate Centre located at 300 Rancheros Dr. in San Marcos, CA.

The non-recourse, 30-month floating rate loan was priced at sub-6% on an interest-only basis. The loan had a 77-percent advance against current value, and included future funding for interest and tax reserves, tenant improvements, and leasing commissions.

According to Scott Brusseau, president of Newport National Corporation, "Talonvest's competitive bid process resulted in better loan terms than we had anticipated."

Civic View Corporate Centre is a 95,446-square-foot, four-story office building developed in 2008 by Newport National Corporation. The property is 94 percent leased to companies such as Aerotek, Inc., Welk Resorts Group, and Black & Veatch Corporation.