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Texas News

December 12, 2013

CBRE ARRANGES \$52.2M REFINANCE LOAN FOR INDUSTRIAL PORTFOLIO

DALLAS, HOUSTON AND SAN ANTONIO — CBRE Capital Markets has arranged a \$52.2 million refinancing loan for a portfolio of nine industrial properties in Dallas, Houston, San Antonio and Atlanta. The assets comprise 20 multi-tenant buildings totaling nearly 2 million square feet, including 19 buildings and 1.5 million square feet in Texas. The Texas properties are located in the Northwest Dallas, South Stemmons (Dallas), Northwest Houston and North Central San Antonio submarkets. The portfolio was 90 percent leased to a total of 62 tenants at the time of the sale. The five-year, floating-rate loan includes interest-only payments for the entire term. CBRE arranged the loan through J.P. Morgan on behalf of a joint venture between Sealy & Co. and AEW Capital Management.

M&M BROKERS SALE OF 250-UNIT DENTON MULTIFAMILY PROPERTY

FORT WORTH, TEXAS — Marcus & Millichap has brokered the sale of McKinney Park, a 250-unit multifamily community in Denton, a northern suburb of the Dallas/Fort Worth Metroplex. Constructed in 1999, the property is located at 191 Duchess Drive, in close proximity to Loop 288 and Interstate 35. The complex offers one-, two- and three-bedroom units, which were approximately 90 percent occupied at the time of the sale. Al Silva of Marcus & Millichap, in conjunction with the firm's Seattle-based Tax Credit Group, represented the seller, a national owner based in Washington state. Silva also secured the buyer, a local partnership that plans renovations for the complex.

198-UNIT TETRO STUDENT VILLAGE UNDERWAY IN SAN ANTONIO

SAN ANTONIO — Developer Carter has broken ground on Tetro Student Village, a 198-unit, 590-bed student housing complex serving the University of Texas at San Antonio. The Atlanta-based firm is using a 14-foot food truck known as the Tetro Truck as a "mobile leasing center," as it will visit nearby festivals, parks, sporting events, restaurants and bars to promote the new community. Cardinal Group Management is currently leasing units for the 2014-2015 academic year and will manage the property upon opening. Units will range from one to four bedrooms, and amenities will include a coffee shop, sports bar, fitness center, media room, swimming pool and tanning room.

WORLD CLASS CAPITAL BUYS SAN MARCOS STUDENT HOUSING PROPERTY

SAN MARCOS, TEXAS — World Class Capital Group LLC has acquired State Flats, a 162-unit student housing community near the campus of Texas State University in San Marcos. The property, located at 1640 Aquarena Springs Drive with frontage on Interstate 35, offers one- and two-bedroom apartments in townhome and single-floor configurations. Amenities include two swimming pools, a fitness center and a sand volleyball court. World Class Capital, based in Austin, operates a commercial portfolio in 12 states.

Texas

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\$52,000,000 (refinance) Multifamily	AAA Times Square, New York, NY
\$22,000,000 (refinance) Office	United HealthCare Building, Cypress, CA
\$38,000,000 (refinance) Student Housing	The Hill House, Chicago, IL
\$70,000,000 (refinance) Retail	Jordan Beach SuperCenter, Portland, OR
\$55,000,000 (refinance) Office	BrookHaven Central, Houston, TX
\$44,500,000 (refinance) Retail	The Adventure of South Barrington, South Barrington, IL
\$80,000,000 (refinance) Office	National Galleria, Arlington, VA
\$33,000,000 (refinance & Mezzanine) Retail	SumnerHill Square, East Brunswick, NJ





2250 Chipley Circle

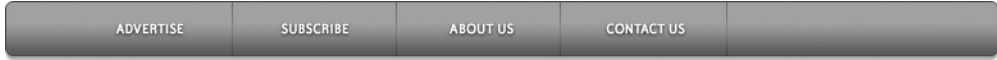
San Antonio, TX

\$3.96 USD/SF/Year | 82,300 SF

Distribution Warehouse

Near Broadway and 410. Large 32K fenced, paved yard. 21K space has 2 double dock high doors on the front

and one single. Yard side has one
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