

# Retail

Cohenfinancial®

REAL ESTATE INVESTMENT BANKING

\$631,000



## Dollar General

Camp Verde, AZ

*“Without the dedication and diligence of Brandon and his team, this deal would have most likely faltered. Brandon’s professional relationships with lenders and title companies alike, allow for the mitigation of potentially deal breaking factors, and keep the best interest of all parties involved at the forefront.”*

**Gary Hossack, Designated Broker-Owner**  
Hossack Realty

### CLIENT

A local commercial real estate investor

### LENDER

Regional bank

### PROPERTY

Single-tenant retail with 9,014 rentable SF

### ASSIGNMENT

Arrange long term acquisition financing to complete 1031 exchange

### CHALLENGES

- New property with minimal sales history in this market
- Clouded title
- Tertiary market

### RESULT

- Low fixed-rate
- 20-year term
- Flexible prepay
- Delivered clear title to client