

# Retail

\$975,000

Cohenfinancial<sup>®</sup>

REAL ESTATE INVESTMENT BANKING



## Rally's Burgers & BA Sweeties CHANDLER, ARIZONA

*"In this difficult environment it is hard to find a financial team who stays on course and delivers what they promise. Cohen Financial advised me of the process and kept on track to close, which is a welcome reprieve in the lending community"*

*Aldy Damian, Managing Member  
Chandler Holdings, LLC*

### CLIENT

Chandler Holdings, LLC

### LENDER

A Life Insurance Company

### PROPERTY

Multi-tenant retail with 6,900 rentable SF

### ASSIGNMENT

Arrange permanent financing for client's construction loan that was coming due

### CHALLENGES

- Extremely tight timeframe in order to negate client's responsibility for a hefty pre-payment penalty
- Possible indemnity issues with title due to new construction

### RESULT

- Low fixed rate
- 20-year term
- Closed in time to satisfy client's construction lender
- Delivered clear title to client and lender