



### **Alliant Credit Union Closes on \$16.3M Loan in Waco, TX**

Alliant Credit Union announced the closing of a \$16.3 million acquisition financing for a student housing property associated with Baylor University in Waco, TX. The collateral consists of 116 residential units across 3 phases all located in close proximity to each other with a combined 455 beds. Combined, the properties are operating at 97% occupancy, outperforming the overall market. The flexible structure included a shorter term with extension options, flexible yield maintenance and a 30-year amortization. Community amenities include two resort-style pools and spas, sand volleyball court, basketball court, private jogging trail, and fitness center. Unit finishes include stained concrete floors, granite counter tops, brushed nickel fixtures, all major black kitchen appliances, full-size washer and dryers, and electronic door locks and alarm systems. Free high-speed internet and expanded cable TV are included in every house. The properties are located just over 1 mile from the campus of Baylor University. Alliant would like to Thank Patrick Short of Walker & Dunlop for bringing us this opportunity and in a very tight timeframe with assisting in the loan closing.

“Alliant navigated an extremely tight timeline and was able to execute on a fast closing for a savvy, experienced Sponsor Group. Happy to be associated with such a dynamic, diverse university with strong enrollment statistics and Power 5 Conference,” said Jeff Joyner Commercial Loan Originator at Alliant Credit Union. Mr. Joyner added, “the tight loan closing would not have been possible without the execution help of Patrick Short of Walker & Dunlop and an engaged Sponsor Group.”

*Alliant, one of the country’s largest credit unions, is actively seeking financing opportunities on commercial real estate nationwide. For more information, contact Alliant’s originations team at 773-462-3734 or [visit us online](#).*

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