



Alliant Credit Union Closes on \$56.0 M Refinance Loan in Dallas-Fort Worth, TX

Alliant Credit Union announced the closing of a \$56.0 million loan to refinance 18 self-storage properties known as Spartan Dallas Portfolio. The properties are located across the northeast region of Texas and have a total of 5,054 units with a combined 737K sf of self-storage space with 488 parking spaces. Properties were built over 1976-2006, are in good to fair condition and offer an attractive design of primarily single-story ground level easy drive-up access to the storage units. The portfolio offers vital property level amenities such as: month to month leases, free reservations, U-Haul truck rentals onsite, on-site management, 24-hr access, wide drive aisles and packing supplies available for purchase on site. All properties are well located in close proximity to local and regional transportation routes leading to good access and visibility. Dallas – Fort Worth area has enjoyed rapidly expanding population, high quality of life and low business costs that have driven explosive economic growth making it one of the hottest markets in the nation. The Sponsor on this transaction is an experienced real estate developer with \$327M in assets under management and a self-storage portfolio amassing 2.8M square feet and 19,953 units.

The loan provided by ACU included an interest only period with a flexible prepayment penalty. The referring Broker for this transaction was Rachel Eberle of CBRE out of Los Angeles office. This is Alliant's 3rd funded deal with Mrs. Eberle and her team.

"High occupancy by comparable properties in this trade area are indicating healthy demand for self-storage space." said Peter Margolin, Loan Originator at Alliant. Peter went on to add, *"The Sponsor's existing portfolio contains other assets in the Dallas-Fort Worth area providing for local market knowledge that can be replicated for this asset."* Alliant would also like to thank Rachel Eberle for the opportunity to provide this financing for the experienced Sponsor on the deal.

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 773-462-2232 or [visit us online](#).

Alliant Credit Union • 11545 W. Touhy Ave. • Chicago, IL 60666 • alliantcreditunion.com

All loans subject to approval. Alliant is an Equal Housing Opportunity lender.

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