



## **Alliant Credit Union Closes on \$10.0M Acquisition Loan in Miami, FL**

Alliant Credit Union announced the closing of a \$10.0 million loan provided for the acquisition of a 48,355 sq. ft. multi-tenant industrial flex property located Miami Florida. The property is located in Little River, a neighborhood north of the Miami Design and Historic Districts. Primary access to the property is provided by Interstate 95, which runs north/south along the neighborhood's western boundary. The Little River District is attracting new investors looking to redevelop older industrial properties for flex space, as well as retail, office and multifamily uses.

The property encompasses 2 one-story buildings that were built in 1972/1974, were renovated in 2018 with a mixture of office and warehouse space. The property is currently 93% occupied with only one vacant unit. The Miami-FL industrial flex market has historically reported strong occupancy, addition of new supply with positive absorption and consistent growth in rental rates and the same is expected to continue through 2025.

The loan provided by ACU allowed for an early rate lock, 30-year amortization schedule, earn out, interest only period and flexible yield maintenance for early repayment. Referring Broker for this transaction is Mr. Brandon Perdeck of Aries Capital.

*"Alliant was pleased to provide financing for a property in this thriving neighborhood of Miami." said Jeff Joyner Commercial Loan Originator at Alliant Credit Union. Jeff went on to say, "The overall strong metrics of the property combined with high demand drivers in the submarket allowed Alliant to execute on this tailored financing for the Borrower. Alliant would like to thank Brandon Perdeck and the entire Aries Team for referring the loan to Alliant and assisting on the loan closing."*

*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](#).*

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