

WIEN & MALKIN STRATEGIC CAPITAL



TRISTANT

Wien & Malkin Strategic Capital III (SC-III) funded a \$4,350,000 three-year preferred equity investment in the land acquisition and development of 34 townhome units located in Mountain Village, Telluride, Colorado. The site has ski-in ski-out access with beautiful views.

The sponsor will pay a moderate current preferred return funded by a senior lender revolving loan and a lookback to a fixed IRR enabling sponsor to fully maximize upside potential without dilution. SC-III did not require any pre-sales prior to closing.

SC-III recognized a time sensitive opportunity and moved quickly, closing only two weeks after term sheet execution in order to meet seller's very tight time of the essence close date.

SC-III thanks Mark Rowell and Will James of CREFunding who acted as the broker for this transaction.