

L Partners

Client

Confidential

Project

"L Partners" will be a 2,400,000 square foot warehouse distribution center in Denver, Colorado. It is estimated that the project will require 8 years to be fully built.

Assignment

The client was a financial institution that wanted to joint venture with a regional developer. The financial institution planned to contribute both debt and equity. While the regional developer had shown substantial to develop other similar but smaller projects, they did not have the technical ability in house to do the underwriting that was required. In addition, while the financial institution could have done the research themselves, they wanted an outside party to examine the deal before they took an equity stake.

Solution

We were asked to evaluate the relevant existing materials including financials, market information, and the plans for the new development. We also reached out to the local brokerage community to confirm that there was sufficient support for the project. The key deliverable was a financial model that was backed by our independent "in the field" legwork.

For more information about our services contact our principal, Joshua Kahr at josh@kahrrealestate.com

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