

PRELIMINARY SUBMISSION
Seguin Plaza

LOAN REQUEST: \$8,850,000



PRESENTED BY:
TOBIAS KETTLE





Investment Summary

PROPOSED INVESTMENT:

Borrower:	Palo Duro Commercial Partners
Value:	\$13,777,102
Loan Request:	\$8,850,000
LTV:	64.2%
Interest Rate:	6.00%
Loan Term (Yrs):	3-5
Amortization (Yrs):	Interest Only
Closing Date:	60 days
Purpose:	Refinance

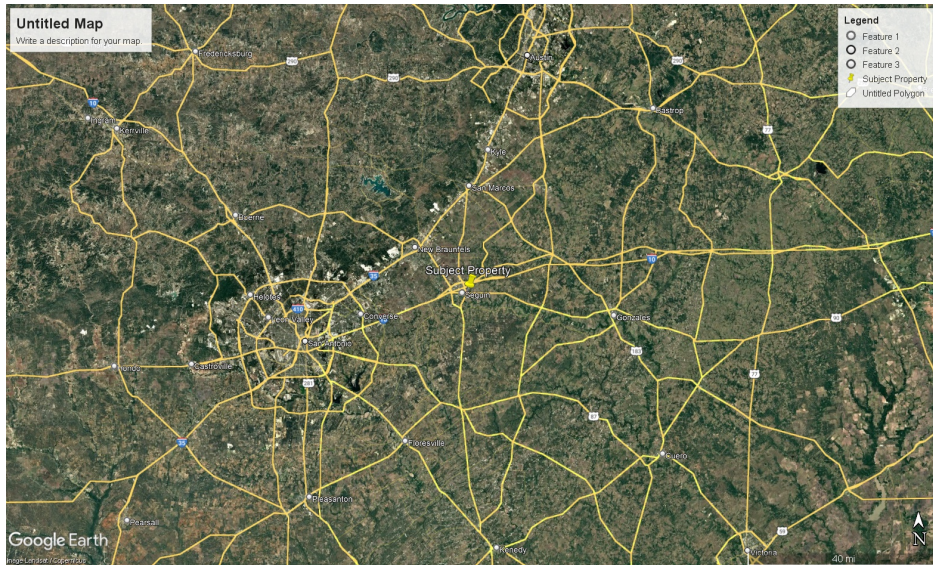
SECURED PROPERTY:

Property Type:	Retail Center
Net Rentable Area	+/-126,628 sq. ft.
Leasing Status:	89% Occupied
Land Area:	+/-11.76 Acres
Renovated:	2024



COMMERCIAL RESOURCE
CAPITAL

Seguin Plaza
Seguin Texas





COMMERCIAL RESOURCE
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Property Profile

LOCATION:

- 1500 E Court Street, Seguin Texas
- Sits on Signalized Intersection of two major Highways
- In the middle of the shopping district of Seguin
- Across from a new HEB anchored Center and a block away from Walmart
- 30 minutes from San Antonio. One Hour from Austin



SPONSOR:

Palo Duro Commercial Partners was formed in 2022 by retail industry veterans, Stephen J. Pheigaru and Jeffrey S. Hayes. The two Managing Partners joined forces to create a company founded on passion, commitment, and a deep understanding of the markets they serve and the key clients they represent throughout Texas. With a focus on retail brokerage, leasing and development services, the TEAM at Palo Duro Commercial Partners has a proven track record of representing many of the retail industries cherished brands as well as up and coming ‘super stars’ across many categories. Having represented large anchors, junior anchors, retail pad users and inline concepts, the TEAM at Palo Duro Commercial Partners can assist with creating a market strategy, identifying favorable locations and managing a large deal flow across multiple cities.

Combining these efforts along with an established development pipeline that includes 35+ retail developments, multi-family, self-storage, and build-to-suit capabilities the TEAM at Palo Duro Commercial Partners can help to assist landowners, investors, and retailers alike with all their retail development requirements. The development of these shopping centers has been concentrated in many of the master-planned communities and suburban neighborhoods throughout Texas and across the southern United States. More information can be found at www.palodurocp.com