

# ***MLK Real Estate Capital***

## ***Arranges \$18 Million Bridge Financing for a ~30-acre Development Site Assemblage in Austin, Texas***

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**NEW YORK, NY, January 6, 2019** — **MLK Real Estate Capital** (“MLK”) is pleased to announce that it has arranged an \$18 million bridge financing on behalf of its client, an Austin-based family office and real estate investment and development firm.

The financing opportunity was originated by MLK’s Managing Principals **Sol Kinraich** and **Ryan Goldstein**.

Goldstein, who also managed the underwriting and execution of the financing, commented, “This assignment represented an exciting opportunity to capitalize an irreplicable land assemblage in a rapidly emerging submarket of Austin, and which sits in a Qualified Opportunity Zone. Our client, through direct relationships with the land sellers, assembled this highly unique 30-acre development site completely off-market over the course of several years, and based on the demonstrated value creation in the assemblage and the comprehensive process we executed on this transaction, we were able to secure extremely attractive bridge terms from one of our closely held private lending relationships.”

MLK's process included analyzing the property's location and accessibility, current uses, as-of-right zoning, construction feasibility, overall development potential, and comparable land trades in the submarket, as well as identifying the most compatible bridge lenders across the U.S. for this financing opportunity and leading complex negotiations on the client's behalf for the strongest possible deal structure.

The site is presently zoned for commercial use and envisioned uses for the site include destination retail and creative office. The bridge proceeds capitalized the acquisition of the last parcel in the assemblage and will fund a portion of incurred and future soft costs.

### **About MLK Real Estate Capital**

MLK Real Estate Capital (“MLK”) is a privately held, boutique commercial real estate investment banking, advisory and direct investment firm headquartered in New York City.

MLK provides Structured Finance and Strategic Advisory services to commercial real estate client sponsors and operators. MLK leverages its extensive capital network to facilitate Equity Placement and Debt Placement for commercial real estate transactions on behalf of its clients.

As a special situations investor, MLK creates value by providing liquidity and capital solutions for the most challenging commercial real estate transactions.