

**KIDDER MATHEWS BROKERS SALE OF 84-UNIT UNION PARK MULTIFAMILY COMMUNITY**

SEATTLE — Kidder Mathews has arranged the off-market sale of Union Park, an apartment property in Seattle’s First Hill neighborhood. Located at 1310 Minor Ave., Union Park offers 84 apartments. Dylan Simon, Jerri Anderson and JD Fuller of the Simon | Anderson Multifamily Team at Kidder Mathews represented the undisclosed seller and sourced the undisclosed buyer in the deal.

**REALTERM EXPANDS FINAL-MILE INDUSTRIAL PORTFOLIO, BUYS TRUCK TERMINAL IN TACOMA**

TACOMA, WASH. — Realterm, an independent global investment manager focused on the transportation industry, has acquired 1955 Lincoln Avenue, a truck terminal in Tacoma. Terms of the transaction were not released. The purchase represents Realterm’s ninth high flow through (HFT) industrial property in the greater Seattle/Tacoma region. The property

includes an 8,600-square-foot warehouse and 1,100 square feet of office space situated on 2.4 acres of fully paved, lit and secured land. The truck terminal features 29 dock doors with a grade-level loading ramp, as well as additional space for trailer parking. The asset is located in the Port of Tacoma’s Heavy Haul Industrial Corridor, which permits vehicles weighing up to 98,000 pounds. The location offers immediate access to the Port of Tacoma shipping terminals and the Union Pacific Intermodal facility.

**VISCONSI COMPANIES ANNOUNCES 58,000 SF SAFEWAY STORE COMING TO TEN TRAILS IN BLACK DIAMOND**

BLACK DIAMOND, WASH. – Safeway has signed a lease for a new 58,000-square-foot grocery store at Visconsi Companies’ Black Diamond Town Center in Black Diamond. The store will serve as the anchor tenant for the mixed-use development located within the Ten Trails master-planned community. Construction on the new Safeway is scheduled to begin later this summer, with a grand opening anticipated in the fourth quarter of next year. The store will feature a full-service deli, bakery, pharmacy and other modern amenities.

**AEW CAPITAL MANAGEMENT DISPOSES MACHINE WORKS MIXED-USE PROPERTY IN PORTLAND**

PORTLAND, ORE. — AEW Capital Management has completed the disposition of Machine Works, a Class A mixed-use asset in Portland. Melvin Mark Investors and Orion Investment Partners acquired the property for an undisclosed price. Located at 1414 NW Northrup Street in Portland’s Pearl District, the nine-story property offers 115,138 square feet of retail and office space, as well as three levels of parking. Built in 2009, the property is fully leased to a variety of tenants in the engineering, medical, government services and fitness industries, with LA Fitness occupying space on the ground floor. Buzz Ellis, Mark Katz, Zach Kersten and David Williams of JLL Capital Markets Investment Sales and Advisory team represented the seller and procured the buyer in the deal.

**LPC WEST DEVELOPS 266,000 SF GATEWAY OFFICE BUILDING IN SEATTLE**

SEATTLE — LPC West, in partnership with Perkins & Will as architect and designer and GLY as general contractor, has completed Gateway Building, a 13-story, transit-oriented office property in Seattle. The 266,000-square-foot building is situated atop the U District light rail station and two blocks from the University of Washington’s Seattle campus. The University of Washington’s administration department occupies floors two through seven, spanning 135,000 square feet, with the remaining floors dedicated to other tenants. Gateway Building features 3,000 square feet of ground-floor retail space, a two-story lobby, second-floor conference center, bike storage and shower rooms, as well as outdoor spaces, including a rooftop terrace, green roof with a 60 kW photovoltaic array and a public pocket park at the corner of Brooklyn Avenue NE and NE 43rd Street.





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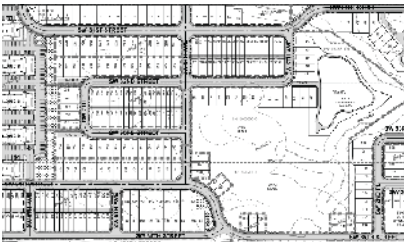
SEATTLE, WASHINGTON  
\$41,400,000 – Construction



SALT LAKE CITY, UTAH  
\$31,900,000 – Construction



SEATTLE, WASHINGTON  
\$25,762,000 – Construction



VANCOUVER, WASHINGTON  
\$9,528,000 – Lot Development

\*Corporate Group AUM includes assets held by all Trez related entities as well as \$3.0B Manager AUM (Trez Capital Fund Management Limited Partnership).

Western U.S. Office: Phoenix



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OFFICES ACROSS NORTH AMERICA

OUR LENDING CRITERIA

LENDING AREA:  
U.S. & CANADA

MIN/MAX LOAN AMOUNT:  
UP TO \$100M

TERM:  
UP TO 3 YEARS

AMORTIZATION:  
INTEREST ONLY

RATE:  
FLOATING OVER WSJP  
(VARIES BASED ON LOAN TYPE)

LOAN TO COST:  
UP TO 80% LTC

ASSET TYPE:  
RESIDENTIAL,  
MULTI-FAMILY,  
INDUSTRIAL,  
OFFICE,  
SELF-STORAGE,  
LIMITED SERVICE HOTELS,  
RETAIL

LOAN TYPE:  
CONSTRUCTION,  
BRIDGE, TERM,  
INVENTORY,  
LAND,  
LOT DEVELOPMENT,  
MEZZANINE,  
PREFERRED EQUITY

SECURITY:  
1ST OR 2ND MORTGAGE,  
NON-RECOURSE AVAILABLE

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