

For Immediate Release

ENVOY CLOSES FIRST DEAL UNDER NEW \$200 MILLION BUILD-TO-SUIT CONSTRUCTION LOAN FUND

*100% loan-to-cost transaction for 7-Eleven store in suburban Austin
kicks off recently announced joint venture with institutional investor*

CHICAGO, DEC. 18, 2019 — [Envoy Net Lease Partners](#), a leading capital provider to the net lease real estate sector, one of the fastest-growing segments in commercial real estate, announced its first transaction under the company's new joint venture with a major institutional investor.

Envoy provided 100 percent LTC construction financing for a \$4.7 million build-to-suit 7-Eleven convenience store in Georgetown, Texas, the first of many high-leverage construction loans the company expects to originate over the next 24 months through its \$200 million fund.

"7-Eleven is an ideal tenant for our high-leverage construction loan program," says Ralph Cram, president of Envoy. "We are looking to expand our relationships with 7-Eleven developers and similar borrowers as we now have ample lending capacity to fund single developments or multi-property pipelines of commercial, industrial and office properties nationwide thanks to our recently formed JV with an institutional investor with \$15 billion in assets under management."

Under the terms of the joint venture, Envoy is seeking to finance the development of single-tenant net lease properties located anywhere in the U.S., up to \$20 million per property.

"Envoy can now offer some of the lowest-cost high-leverage debt financing in the build-to-suit construction lending niche, especially for projects leased to investment-grade tenants — with no back-end profit participation," Cram says. "Plus, because we service our loans in-house and have a streamlined process, repeat borrowers are good to go for all future transactions once the initial paperwork is done.

"It's the most efficient and cost-effective way for developers and tenants to fund their multi-property pipelines," Cram says.

About Envoy Net Lease Partners

Based in greater Chicago, Envoy Net Lease Partners was founded in 2011 and specializes in build-to-suit construction financing of single-tenant net lease retail, medical, industrial and office properties located anywhere in the continental U.S. Envoy funds up to 100 percent of the required capital for net lease development transactions through its high-leverage construction loan program and other financing options. To learn more, visit [envoynnn.com](#).

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