



## News From Calmwater Capital

### For Immediate Release

#### Calmwater Capital Funds \$10.5 Million Loan for the Refinancing of a 65-Unit Multifamily Property in Tempe, Arizona

Los Angeles, CA (June 10, 2024) – Calmwater Capital has provided an Arizona-based private investment group with \$10.5 million in short-term first mortgage debt to refinance a 65-unit multifamily property in Tempe, Arizona.

The two-year senior loan is secured by The Heights on Lemon Apartments which is located on a 1.74-acre site at 1224 Lemon St. Built in 1966 and renovated in 2021, the garden-style community is made up largely of two-bedroom apartment homes housed in eight two-story residential buildings. Each unit features stainless steel appliances, wood-style flooring, washer and dryer, and spacious kitchens. Common area amenities include a pool, sundeck, courtyard and BBQ/picnic area. The property is currently 97% leased.

The sponsor, an experienced multifamily investor and operator in the Phoenix area, acquired the property in 2021 with in place rents well below market. Since the purchase, the sponsor has invested more than \$1 million on interior renovations, HVAC replacement, and multiple exterior upgrades.

“Since acquiring the asset, ownership has pushed rental growth and substantially improved the property,” said Calmwater Director Zachary Novatt, who led the origination team that included Managing Principal Larry Grantham and Vice President DaJuan Bennett. “The Calmwater bridge loan will provide the sponsor an opportunity to continue improving the asset while preserving flexibility, which has become very important in the current market environment.”

Heights on Lemon benefits from its location in the heart of Downtown Tempe, which serves as a central hub for shopping, dining, nightlife, and recreation for residents in the area, including the approximately 75,000 students and faculty that attend nearby Arizona State University. The large student population combined growing tech sector continue to be tremendous demand drivers for quality rental housing in Tempe.

**About Calmwater Capital**

Calmwater Capital is a commercial real estate debt lender specializing in senior secured bridge and transitional loans. With offices in both Los Angeles and New York city metros, Calmwater provides certainty of execution and individualized attention to our borrowers nationwide. Founded in 2010, Calmwater has grown to attract institutional investors both domestically and internationally. Calmwater Capital has originated nearly \$4 billion in loans across 243 transactions since 2010. For more information on Calmwater Capital, visit [www.calmwatercapital.com](http://www.calmwatercapital.com).

Media Contact:

Bruce Beck/DB&R Marketing Communications, Inc.  
(818) 540-8077 - mobile  
bruce@dbrpr.com