

# Recent Transactions

For more transaction updates, [follow us on LinkedIn](#) 

## REAL ESTATE

**\$23,000,000**  
**CREDIT STRUCTURE**

### Private Equity Real Estate Investor

Beverly Hills, CA

- Located in the heart of the Beverly Hills Triangle
- Mixed-use retail, office and roof-top restaurant
- 15,000 square-feet



Greg Peterson  
Senior Director, Commercial Banking  
(213) 362-5274 | [gpeterson@torreypinesbank.com](mailto:gpeterson@torreypinesbank.com)

Eugene Chang  
Senior Vice President, Commercial Banking  
(213) 362-5281 | [echang@torreypinesbank.com](mailto:echang@torreypinesbank.com)



## COMMERCIAL REAL ESTATE

**\$28,000,000**  
**CONSTRUCTION LOAN**

### Cornerstone Communities

Santee, CA

- 80 two-story upscale townhomes
- Clean living housing community, all-electric with optional Smarthome technology
- Mountain views and oversized yards with hiking access to Mission Trails Regional Park and the Santee Lakes.



Steve Black

Senior Vice President  
Commercial Real Estate  
(858) 523-4656  
[sblack@torreypinesbank.com](mailto:sblack@torreypinesbank.com)



COMMERCIAL REAL ESTATE

\$42,000,000

AQUISITION & BRIDGE LOAN

Apartment Investor

Las Vegas, NV

- Acquisition & Renovation Loan
- Competitive interest rate and terms
- 184 units, 15 minutes west of the Las Vegas Strip



Annalena Thompson

Senior Vice President  
Commercial Real Estate  
(858) 523-4633  
[athompson@torreypinesbank.com](mailto:athompson@torreypinesbank.com)



COMMERCIAL BANKING

\$8,770,000

AQUISITION & BRIDGE LOAN

Leased to a large Film Production Company

Los Angeles, CA

- Industrial filming studio in Arts District

Noriko Oakland

Senior Vice President  
Commercial Banking  
(213) 362-5210  
[noakland@torreypinesbank.com](mailto:noakland@torreypinesbank.com)



COMMERCIAL BANKING

\$6,724,000

ACQUISITION & DEVELOPMENT LOAN

Real Estate Investor

Van Nuys, CA

- Multi-family property with 59 units, leased to LA County housing program

Noriko Oakland

Senior Vice President  
Commercial Banking  
(213) 362-5210  
[noakland@torreypinesbank.com](mailto:noakland@torreypinesbank.com)





COMMERCIAL BANKING SOLUTIONS

\$12,725,000

CONSTRUCTION LINE OF CREDIT

Home Builder

Riverside, CA

- New housing community
- 48 attractive single-family homes
- Located in the heart of Riverside



Patrick Davern

Senior Vice President  
Commercial Banking  
(213) 362-5288  
[pdavern@torreypinesbank.com](mailto:pdavern@torreypinesbank.com)



COMMERCIAL REAL ESTATE

\$30,000,000

CONSTRUCTION LOAN

Cornerstone Communities

La Mesa, CA

- Gated community
- Open-style floorplans with premium views
- 30 luxury single-story and two-story estate homes



Steve Black

Senior Vice President  
Commercial Real Estate  
(858) 523-4656  
[sblack@torreypinesbank.com](mailto:sblack@torreypinesbank.com)



COMMERCIAL BANKING

\$2,800,000

TERM LOAN

KGP II

Los Angeles, CA

- SBA 7(a)
- 10-year term
- Four franchise restaurants in Los Angeles



Russell Simpkin

Vice President  
Commercial Banking  
(213) 362-5240  
[rsimpkin@torreypinesbank.com](mailto:rsimpkin@torreypinesbank.com)



COMMERCIAL BANKING

\$1,000,000

DEPOSIT - MONEY MARKET

Real Estate Developer

Sacramento, CA

- Seamless integration between loan and deposit account
- Transaction conducted remotely
- Hands on team with high capacity and service

Robby Haight

Vice President  
Commercial Banking  
(213) 362-5222  
[rhaight@torreypinesbank.com](mailto:rhaight@torreypinesbank.com)



COMMERCIAL BANKING

\$25,000,000

REVOLVING LINE OF CREDIT

LDK Ventures

Northern CA

- Revolving Line of Credit with built-in interest reserve
- Simplified draw-request process
- Seamless draw funding

Robby Haight

Vice President  
Commercial Banking  
(213) 362-5222  
[rhaight@torreypinesbank.com](mailto:rhaight@torreypinesbank.com)



COMMERCIAL BANKING

\$42,500,000

GROUND-UP CONSTRUCTION LOAN

*Joint Venture:*

Owner Occupant & Real Estate Developer

Adelanto, CA

- Land loan conversion to ground-up construction loan
- Competitive interest rate
- Owner occupied

Robby Haight

Vice President  
Commercial Banking  
(213) 362-5222  
[rhaight@torreypinesbank.com](mailto:rhaight@torreypinesbank.com)





CREATIVE REAL ESTATE SOLUTIONS

\$14,940,000

CONSTRUCTION TO MINI PERM LOAN

Construction Loan for Nationally Flagged Hotel

Bay Area, CA

- 24-month interest only construction loan, converting to a 5-year mini-perm
- Construction loan payments from interest reserve, mini-perm amortized over 25 years
- Competitive interest rate and terms

Kelly Blakeslee  
Portfolio Manager, Commercial Real Estate  
(858) 792-4886 | [kblakeslee@torreypinesbank.com](mailto:kblakeslee@torreypinesbank.com)

Scott Ripperton  
Senior Director/Regional Manager, Commercial Real Estate  
(858) 523-4637 | [sripperton@torreypinesbank.com](mailto:sripperton@torreypinesbank.com)



COMMERCIAL BANKING

\$135,000,000

CONSTRUCTION LOAN

Commercial Banking

San Diego, CA

- Ground up construction for 1.2 million square foot warehouse
- Initial term, 30 months
- Single bank transaction for valued customer

Mark J. Lee  
Director of Corporate Banking  
(858) 792-2873 | [mjlee@torreypinesbank.com](mailto:mjlee@torreypinesbank.com)

Rion Foster  
Vice President, Portfolio Manager  
(858) 259-5384 | [rfoster@torreypinesbank.com](mailto:rfoster@torreypinesbank.com)



CREATIVE REAL ESTATE SOLUTIONS

\$6,770,000

TERM LOAN

Premier Outdoor Multi-Venue Facility

Southern CA

- Initial multi-draw, interest only period
- Customized, creative solutions unique to project/borrower characteristics
- Competitive interest rates and overall pricing terms
- Local decision-making and engagement

Scott Ripperton

Senior Director/Regional Manager  
Commercial Lending  
(858) 523-4637  
[sripperton@torreypinesbank.com](mailto:sripperton@torreypinesbank.com)



REAL ESTATE

## RECENTLY FUNDED DEALS

**\$3,900,000**  
**Construction - Neighborhood Retail**  
Atwater Village, CA

**\$70,000,000**  
**Advised Guidance Line**  
CA & NV

**\$5,100,000**  
**Construction - Mixed Use**  
Highland Park, CA

**\$2,000,000**  
**Personal Unsecured Line of Credit**

Noriko Oakland

Senior Vice President  
Commercial Banking  
(213) 362-5210  
[noakland@torreypinesbank.com](mailto:noakland@torreypinesbank.com)



REAL ESTATE

## RECENTLY FUNDED DEALS

**Bridge Loan: \$9,000,000**  
**Creative Office Chinatown**  
Los Angeles, CA

**Bridge Loan: \$35,000,000**  
**Logistics Facility**  
Rialto, CA

**Bridge Loan: \$18,000,000**  
**Retail Renovation**  
Cathedral City, CA

**Construction Loan: \$31,000,000**  
**Creative Office**  
Santa Monica, CA

Jeff Forsythe

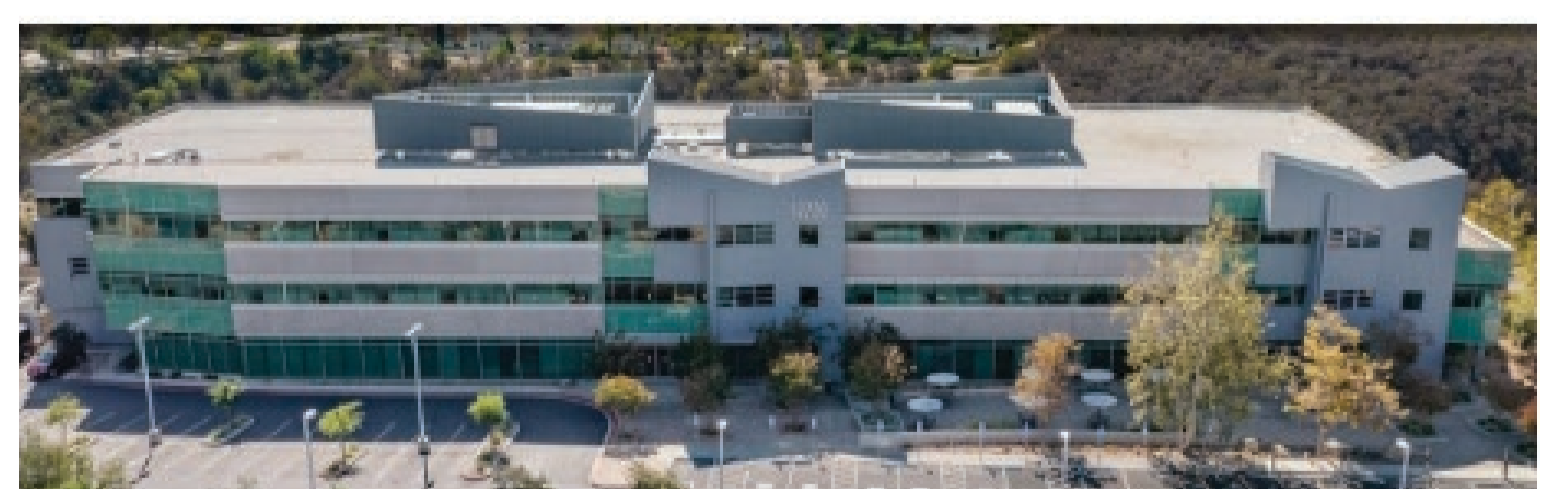
Senior Vice President  
Commercial Real Estate Loan Officer  
(310) 623-8919  
[jforsythe@torreypinesbank.com](mailto:jforsythe@torreypinesbank.com)



COMMERCIAL REAL ESTATE

## \$40,000,000 TERM LOAN

DivcoWest  
San Diego, CA



Steve Black

Senior Vice President  
Commercial Real Estate  
(858) 523-4656  
[sblack@torreypinesbank.com](mailto:sblack@torreypinesbank.com)





COMMERCIAL BANKING

# \$16,000,000 DUAL FACILITY LOAN

## Imperial Stations Inc.

Costa Mesa, CA

- Full suite of Treasury Management Services\* & Financing
- C-store operator with 10 gas station locations in Southern CA
- Credit facilities to refinance four existing term loans & construct three new locations



\*All offers of credit subject to approval. Some products and services may be subject to prior approval or fees. Please contact a Treasury Management Advisor and Relationship Manager for additional details that may apply based on products and services selected.

Dean Indot

Senior Vice President  
Commercial Banking  
(310) 623-8905  
[dindot@torreypinesbank.com](mailto:dindot@torreypinesbank.com)



COMMERCIAL BANKING

# \$2,000,000 ASSET BASED LINE OF CREDIT

## Currance Inc.

Irvine, CA

- Provided working capital for a growing business
- Provided lockbox services which simplified and sped up collections while providing additional working capital



Jennifer Seto

Vice President  
Commercial Banking  
(949) 438-4010  
[jseto@torreypinesbank.com](mailto:jseto@torreypinesbank.com)



COMMERCIAL BANKING SOLUTIONS v

# \$40,000,000 CONSTRUCTION LOAN

## Palm Springs, CA

- Senior Living community, 55+
- 133 Units, Class A
- Highly Amenitized



Patrick Davern

Senior Vice President  
Commercial Banking  
(213) 362-5288  
[pdavern@torreypinesbank.com](mailto:pdavern@torreypinesbank.com)

