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For Immediate Release

**ENVOY FINANCES WALGREENS STORE IN CHICAGO
THROUGH INNOVATIVE NEW BRIDGE LOAN PROGRAM**

Program allows investors to secure 85%+ Loan-to-Purchase Price financing

CHICAGO, OCT. 22, 2014 — [Envoy Net Lease Partners, LLC](#), a real estate finance company specializing in single-tenant, net-leased properties, today announced the financing of a first mortgage bridge loan for a single-tenant, net-leased Walgreens drug store property in the city of Chicago.

Envoy worked in tandem with its senior bank partner to provide the subordinated “B-Piece” financing that gave the borrower the necessary loan proceeds to close on time to qualify for the tax-free exchange treatment. The bridge loan also afforded the borrower the flexibility to negotiate the lease extension after closing.

“After the successful launch of Envoy’s single tenant construction loan program, our bridge loan program was the natural next step,” says Ralph N. Cram, President of Envoy Net Lease Partners. “As experts on single tenant, triple net lease properties, we understand the risks involved in these transactions better than most lenders. Moreover, being a private lender, we can structure transactions that regulated lenders are unable or unwilling to do.”

Mr. Cram continues, “Envoy’s bridge loan program is tailor-made for short-term situations such as re-tenanting vacant single tenant buildings, net lease property acquisitions with lease extension opportunities, sale/leaseback transactions, and ownership recapitalization.

“With over \$70 billion of retail lease obligations expiring in the U.S. over the next four years, we expect significant demand for a flexible capital source that can fund the transition of properties from one retail tenant to another.”

The transaction was the first to be completed under Envoy’s new bridge loan program, and the [fourth transaction year-to-date](#) for the company in 2014.

For more details on Envoy’s bridge loan program, please [download the printable flyer](#) containing program transaction criteria [here](#).

Envoy Net Lease Partners

Based in greater Chicago, [Envoy Net Lease Partners, LLC](#), is a leading provider of short-term financing for single-tenant retail, industrial and medical properties. The company provides needed capital in the form of high-leverage construction and bridge loans, mezzanine debt and equity financing for deals that are often too small or too complex to attract the interest of most institutional investors and lenders.

Envoy is backed by a \$1 billion-plus New York money management firm and a group of ultra-high net worth family offices. Envoy seeks qualified projects anywhere in the U.S. For more information and full investment criteria, please visit www.envoynnn.com.

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