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For Immediate Release

ENVOY FINANCES WENDY'S RESTAURANT IN AKRON METRO FOR \$1 MILLION+ THROUGH 100% LTC GROUND LEASE PROGRAM

Envoy provided 100% loan-to-cost financing for a corporate ground lease; Transaction represents 9th loan with same borrower over 4-year period.

CHICAGO, JUNE 28, 2017 — [Envoy Net Lease Partners, LLC](http://envoynnn.com), a real estate finance company specializing in single-tenant, net leased commercial properties, today announced the closing of a \$1 million-plus loan on a corporate ground lease for a Wendy's restaurant in Streetsboro, Ohio.

Envoy financed 100 percent of the total cost of the project and allowed the borrower to retain full control and ownership of the property. Construction of a 2,565 square-foot freestanding Wendy's will begin this summer, with the goal of being open for business by Dec. 1, 2017.

"This transaction represents Envoy's ninth loan with the same borrower," says [Ralph N. Cram](#), president of Envoy. "Our client likes the control, ease and extra profit that comes from partnering with Envoy versus working with equity investors. Experienced developers see Envoy as their total capital stack solution."

Envoy offers up to 100% financing of ground lease development transactions, up to \$5.0 million per property. Such transactions involve the acquisition and preparation of raw land to be leased long-term to a tenant company, which will construct its own building upon the site. Many companies with in-house development capacities use ground lease financing to reduce their rent costs and have more control over their growth plans.

Envoy offers four financing programs: Ground Lease A&D Loans, up to 100% financing; Construction Loans, up to 95% loan-to-cost financing; Bridge Loans, up to 90% loan-to-purchase price for net lease properties in transition; and JV Equity, up to 95% equity financing for build-to-suit net lease transactions.

In the past 24 months, Envoy has closed more than 25 transactions in the U.S. involving \$75 million of capital. See Envoy's latest transactions at envoynnn.com/transactions.

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Envoy Net Lease Partners

Based in metro Chicago, [Envoy Net Lease Partners, LLC](#), is a leading provider of build-to-suit financing to developers of single-tenant, net leased properties. Envoy provides capital in the form of high-leverage construction loans, mezzanine debt, and equity financing for deals that are often too small or too complex to attract the interest of institutional investors and lenders.

Envoy seeks qualified projects and developer clients anywhere in the United States. For more information and detailed investment criteria, please visit www.envoynmn.com.

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