



18649 LONGS WAY

PARKER, CO

Asset Type: Retail

Start Date: 10/23/24 **End Date:** 5/7/25 **Duration:** 6 Months

LOAN TERMS

Structure: Six-month bridge loan with interest-only payments

Rate: 2.5% per month

WHY SPECTRA PROVIDED THE LOAN

This transaction represented a straightforward rescue financing opportunity with equity protection from the borrower's ownership since 2012 and stable cash flow from tenants. Our conservative 50% loan-to-value provided cushion, while the primary exit via property sale eliminated refinancing risks. The structure delivered attractive risk-adjusted returns through 2.5% monthly interest and 2% origination fee, exemplifying Spectra's competency in special situation lending under tight timelines.

MARKET OVERVIEW

The Denver-Aurora-Lakewood MSA ranks among the fastest-growing metropolitan areas nationally, home to approximately 3 million residents with a highly diversified economic base spanning technology, aerospace, financial services, energy, and tourism sectors. Parker represents a desirable suburban market characterized by strong demographics and continued development, providing access to established retail corridors and growing residential populations. The Denver retail market showed resilience with competitive vacancy rates and steady rental growth, while the market's depth and the property's income-generating profile positioned it well for a successful sale with comparable transactions ranging from \$203-\$262 per square foot.

RESULTS

The borrower successfully paid off the loan in full by the maturity date in May 2025, executing a property sale during the loan term and utilizing strong Denver market conditions to achieve favorable pricing. Spectra achieved the targeted risk-adjusted returns through monthly interest payments and origination fees, demonstrating our value proposition in special situations and ability to provide creative solutions when traditional lenders retreat from the market.

Loan Amount:
Up to **\$1.2M**

Collateral Value At Origination: **\$2.1M**

LTV

Deal LTV:
50%

WHY THIS BORROWER CHOSE SPECTRA

Spectra's rapid execution enabled closing just before the foreclosure auction, preserving the borrower's equity when traditional lenders withdrew due to liquidity concerns. Rather than viewing this as distressed, Spectra partnered with an experienced property owner facing temporary challenges, focusing on asset strength and clear exit strategy while leveraging deep Denver market understanding to support confident underwriting decisions.

BACKGROUND

The borrower faced an imminent foreclosure auction after her existing bank loan had matured in March 2024 and a conventional lender backed out at the last minute. With significant personal circumstances and liquidity constraints following a 2022 layoff, she was unable to secure traditional financing and needed immediate capital to avoid losing her stabilized commercial property. Spectra provided rescue financing secured by a 10,000 square foot retail property that had been fully occupied since the borrower's 2012 acquisition, generating \$145,000 in annual rent from two tenants on five-year leases. With the foreclosure auction imminent, Spectra's ability to close rapidly was essential to preserving the borrower's equity and avoiding forced liquidation.