



385 ORONOQUE LANE STRATFORD, CT



Asset Type: Golf Course

Start Date: 8/12/25 **End Date:** 1/1/26 **Duration:** 4 Months

LOAN TERMS

Structure: 4-month bridge financing

Rate: 2.33% monthly interest

Origination: 2.00% fee

Loan Amount:
Up to **\$3.1M**

Collateral Value At
Origination: **\$4.9M**

LTV

Deal LTV:
63%

WHY SPECTRA PROVIDED THE LOAN

Spectra's investment thesis centered on a proven repeat sponsor, high-quality cash-flowing collateral, and conservative structure. The borrower demonstrated \$45.2M net worth and successful track record, having recently executed identical quick-payoff strategy on a previous \$6.3M Spectra loan. The collateral generated nearly \$1M in EBITDA with growth momentum, while the 63% loan-to-cost ratio provided substantial equity protection and favorable leverage for refinance.

MARKET OVERVIEW

Stratford is strategically positioned in eastern Fairfield County as part of the Bridgeport-Stamford-Norwalk MSA, serving over 52,000 residents with excellent proximity to major employment centers including New Haven, Bridgeport, and Stamford. The market demonstrates strong demographics with a median household income of \$91,025, exceeding regional and state averages. The hospitality and recreational sector benefits from the area's established residential base and strategic transportation access, supporting consistent demand for recreational amenities.

RESULTS

The loan remains in good standing with consistent monthly payments of approximately \$77.5K as Spectra successfully closed within the critical 6-day window, enabling the borrower to secure a profitable acquisition. This transaction reinforced Spectra's positioning as the preferred partner for time-sensitive opportunities through proven sponsor relationships.

WHY THIS BORROWER CHOSE SPECTRA

Spectra executed a 6-day timeline when traditional lenders required 30-60 days, leveraging our existing partnership and the borrower's proven track record. Our flexible structure accommodated unique timing requirements while our deep understanding of hospitality and recreational assets supported confident underwriting decisions.

BACKGROUND

A seasoned real estate professional with a 54-property portfolio approached Spectra requiring a rapid 6-day execution to secure a unique acquisition opportunity. The borrower, a repeat Spectra client, needed to acquire Blackhawk Country Club, a private golf and country club serving a residential condominium community in Stratford, Connecticut.

The 142.7-acre property features an established golf course supported by a full-service 22,192 square foot clubhouse and industry-standard maintenance facilities. Traditional lenders were unable to accommodate the compressed timeline, creating an ideal opportunity for Spectra's speed-to-market capabilities. The transaction represented a compelling avoidance scenario where the borrower faced potential loss of a strategic acquisition due to timing constraints in the traditional lending market.