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DeBartolo JV works with Canyon Capital on Falcon Square financing

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Canyon Capital Realty Advisors funded a \$24.2 million senior bridge loan for **DeBartolo Development's** acquisition of Falcon Square Apartments.

The investment adviser and money management firm provided the loan so that developer **Falcone Group** could take advantage of its lender's offer to discount the construction loan if paid by the end of 2009, said a Canyon Capital statement.

Falcone Group, based in Boca Raton, was able to capture the discounted payoff through the sale of the 379-unit Winter Garden complex to a joint venture. It consists of Falcone, **Duncan Hillsley Capital LLC**, and DeBartolo, which is based in Tampa, the statement said.

"Over the past six months, we have seen lenders become increasingly receptive to discounted payoffs provided that sponsors can demonstrate the ability to close quickly with all cash," Jonathan Roth, principal of Los Angeles-based Canyon Capital, said in the statement.

The apartment community, completed in 2008, is in its final stage of lease-up with an 86 percent occupancy rate. The JV plans to obtain permanent government-sponsored financing when the property is stabilized.

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