

BancorpSouth Lends \$16 Million for Rental Development in Florida

Mississippi-based **BancorpSouth** provided a \$16 million loan to Florida-based **30A Investment Partners** for the construction of a 120-unit luxury apartment complex in Seacrest Beach, Fla.,

EXCLUSIVE

Commercial Observer

Finance has learned.

Phillip Justiss, director of the debt and equity group at **Mission Capital**, arranged the three-year loan, which features two one-year extension options.

"Mission Capital was very beneficial in helping us secure the financing," **Kevin Kynerd**, principal of **30A Investment Partners** told COF over the phone. "The rate was great, the guaranty structure was very appealing and the construction period

was really great."

30A Investment Partners manages companies across different industries, with a focus on real estate. The firm hired Alabama-based **Golden Construction** to work on the \$22 million rental project, and will break ground on the site in two weeks. Mr. Kynerd expects that the Lofts at Seacrest will be completed by the first quarter of 2017.

30A Investment Partners acquired the property, which is located in Northwest Florida between Alys Beach and Rosemary Beach, in October 2014. Mr. Kynerd declined to disclose the original sale price.

"We primarily acquire single tenant, net-lease retail projects," Mr. Kynerd said. "The Lofts at Seacrest Beach is a one-off project

for us," he said. "The site was so good that we didn't want to pass it up."

Once completed, the luxury apartment complex will house a fitness center, pool, clubhouse, gated private beaches and parking garages.

"Though such a product does not currently exist in this market, the developer sees a very high demand for Class A apartments," Mr. Justiss of Mission Capital said in prepared remarks provided to COF. "There are luxurious short-term rentals, and there are traditional tertiary market apartments, but luxury and long term do not intersect. This was one of the key factors that cemented the deal."

BancorpSouth did not respond to inquiries by press time.—*Danielle Balbi*