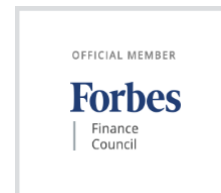


## **IBS Investment Bank Approves South Carolina's Prestigious Village at Sandhill for \$20MM**



**FORT LAUDERDALE, Fla. January 2018**— Fort Lauderdale-based private equity firm IBS Investment Bank a division of Institutional Banking Services, N.A. CORP (IBS, N.A.) today announced the \$20MM approval of The Village at Sandhill under its pre-financing program.

Acquired by IBS, N.A. affiliate Sandhill Center, LLC (Owner) the Class 'A,' open-air lifestyle retail center located at 418 Town Center Place, in northern Columbia, South Carolina is 288,010 square feet, situated on 28.01-acres (Property). The Property boasting institutional-tenants such as Victoria Secret, Books-A-Million, JC Penny, Ann Taylor Loft, Jos. A Banks, Lane Bryant, New York & Co., Bath & Body Works, Sunglass Hut plus a host of other seasoned tenants. Professionally managed, the Owner has completed operational improvements and additional lease-up since acquiring.



Launched initially as an \$85MM commitment in 2016, IBS, N.A. brought its IBS Realtor/Seller CRE Pre-Finance Program to market to support by-owner sellers and listing agents in the expedition of typical market sales cycles. The firm's program provides property-level financing approvals, mitigating the risk of extended market exposure due to stalled financing. "As a passive investor, lender, and owner-operator, IBS understands challenges in securing the timely and reliable financing needed to take advantage of market opportunities. Our pre-financing program was crafted in response to such hurdles," said IBS, N.A. Regional Vice President, C. Gino Piompieno.

### **Property Offering**

Owned by IBS, N.A. affiliate Sandhill Center, LLC, The Village at Sandhill is being presented to IBS, N.A. institutional investors and portfolio clients as a closed, off-market offering for sale or joint-venture consideration. For interested buyers, the property is pre-approved for the financing of up to \$20MMUSD, with closing expected to occur within 21-days of receiving an executed contract and financing package. Joint-venture opportunities will be disclosed to well-qualified investors. The soft-offering will close on January 31, 2019.

### For further inquiry contact:

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