

Institutional Property Advisors Arranges \$114 Million in Acquisition Financing for Fort Worth Retail Portfolio

DALLAS--(BUSINESS WIRE)-- [IPA Capital Markets](#), a division of [Marcus & Millichap \(NYSE: MMI\)](#) specializing in capital markets services for major private and institutional clients, has arranged \$113.7 million in life company financing and preferred equity for the acquisition of three contiguous retail centers totaling 375,000 square feet in Fort Worth, Texas.

IPA's Capital Markets team was led by Adam Mengacci, senior managing director, in the firm's Dallas office. Mengacci represented Younger Partners Investments (YPI) to secure and structure the capital stack.

"This transaction is a significant addition to the YPI portfolio and a testament to institutional capital's demand for core retail," said Mengacci.

Based in Dallas, YPI was formed in 2020 to acquire retail investment properties across Texas, with a focus on neighborhood grocery-anchored centers and lifestyle shopping centers. This portfolio includes Presidio Towne Crossing, Tehama Towne Crossing, and Vista Ridge. Now collectively known as Presidio Junction, the centers are 100% leased and include tenants such as TJ Maxx, HomeGoods, Aldi, Petco, Old Navy, Sephora, and Five Below. YPI plans to implement capital improvements at Presidio Junction this year, including wayfinding and signage enhancements.

"This is a tremendous addition to our Texas portfolio, which has grown to nearly 1.4 million square feet of retail," said Micah Ashford, managing director at YPI. "This acquisition strengthens our presence in Tarrant County and marks our continued expansion into Fort Worth, where we also own Artisan Circle in the Cultural District. We plan to continue expanding our retail portfolio with similar acquisitions as investor demand for assets such as Presidio Junction remains strong."

About IPA Capital Markets

IPA Capital Markets is a division of Marcus & Millichap (NYSE: MMI). IPA Capital Markets provides major private and institutional clients with commercial real estate capital markets financing solutions, including debt, mezzanine financing, preferred and joint venture equity, and sponsor equity. For more information, please visit institutionalpropertyadvisors.com/capital-markets

About Marcus & Millichap, Inc. (NYSE: MMI)

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services to sellers and buyers of commercial real estate at year end. For additional information, please visit www.MarcusMillichap.com.

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