



\$25,430,000

West Virginia University
As Tenant

Credit Tenant Lease
Pass-Through
Trust Certificates
December 2018

**Sole Placement
Agent**

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The Raymond James Structured Finance group acted as the sole placement agent of debt financing for the owner of the leasehold interest in a 103,360 sf. Class-A, mixed-use office building located on the Evansdale Campus of West Virginia University in Morgantown, WV.

OBJECTIVE:

The leasehold owner hired Raymond James to affect the refinance of the borrower's existing bank loan and accompanying fixed rate swap. Financing details of this private placement include:

- West Virginia Board of Governors on behalf of West Virginia University as lessee ("A"/ "Aa3" S&P/Moody's)
- 30 year term/18.09-year average life
- 1.05x debt service coverage
- 92.5% loan-to-value
- Fully-amortizing

PROJECT BACKGROUND:

Completed in 2015, the mixed-use building commonly known as "Evansdale Crossing" serves as a major connection point for a university campus bisected by a transit line and a natural steep slope. A stated goal of the project was to unite the upper and lower parts of the Evansdale Campus by providing elevators and indoor stairs and a connecting bridge to the Engineering PRT Station. In addition to providing an efficient means of movement between the upper and lower sections of the campus, Evansdale Crossing has become a crucial nexus for both campus life and student-faculty interaction providing access to craft restaurant concepts, state of the art classrooms, bookstore, university departments and financial aid services making Evansdale Crossing an essential function of the University's mission. The project was initially financed with a conventional mini-perm commercial loan.

RESULT:

The Credit Tenant Lease solution proved to be an excellent fit as it eliminated future uncertainty surrounding refinancing risk and provided all parties involved the benefit of a long-term competitively structured and priced debt package.