COMMERCIAL REAL ESTATE

Real Estate Sale-Leaseback Capital

Unlock Liquidity from Your Commercial Real Estate Without Giving Up Control



Real estate-backed capital solutions for businesses and property owners when conventional financing alone does not fully solve the need. We help unlock value tied up in mission-critical commercial real estate while preserving business continuity, flexibility and long-term strategic options.

This capital solution is designed to unlock additional liquidity from owner-occupied commercial real estate. The business remains in place while preserving long-term strategic flexibility around the property.

This Is Not a Loan

This type of capital is lease-backed structured finance. Our capital partners buy the building from the owner. From closing, the capital partner becomes the owner and landlord of the property, and the business pays rent.

The business has the right, but not the obligation, to buy the building back at fixed prices. No loan balance is owed to the capital partner.

Why Is It Called Sale-Leaseback Capital?

It's purposely built to be a financing transaction for the owner, even though the capital partner legally owns the building. Under ASC 842, a sale-leaseback only counts as a "sale" for accounting purposes if control of the property truly passes to the buyer.

Leaseback capital is deliberately designed so that it doesn't:

- The fixed-price repurchase options keep the owner in control of the building's future.
- The absolute NNN lease leaves every burden of ownership with the business.
- The business stays in the building for the long term.

Because of that design, the transaction is intended to fail sale accounting under ASC 842-40 and be treated as a financing.

For the owner, that means:

- The building stays on its balance sheet.
- It keeps depreciating the building.
- The cash is recorded as a financing liability, not as sale proceeds.
- No gain or loss is booked at closing.

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When It Fits

Owner-users — businesses that run from a building they own, where the building is essential to the operation.

Typical use of funds includes:

- De-levering the balance sheet
- Recapitalization
- Acquisition or M&A transaction needing financing
- Business needs time and capital to stabilize
- Owner wants liquidity without selling business equity
- Growth or expansion capital needs

A great solution for owner-users who want a clean payoff and a path back to property ownership.

Sale-Leaseback Acquisition Criteria

Here is what you need to qualify for Sale-Leaseback Capital:

PROPERTY TYPE **Single-tenant office, industrial, retail or specialty purpose**	DEAL SIZE **$2 Million – $50+ Million**	PURCHASE PRICE **Up to 90% of appraised value, depending on coverage ratio**
STRUCTURED FINANCE **Absolute NNN lease with option to repurchase the property**	LEASE TERM **Up to 10 years, plus renewal options**	GEOGRAPHY **United States — primary and secondary markets**
INDUSTRIES **All industries**	TENANTS **Creditworthy owner-user public and private companies**	

Why Work with Eagle Bend Capital Financing?

Eagle Bend Capital Financing offers the financing you need, when conventional lending sources cannot. We work with a broad network of lending partners to help businesses secure flexible working capital solutions tailored to their needs.

Get Started

If you would like to learn more about our Real Estate Sale-Leaseback Capital, or any of our other product solutions, contact us today.

QUESTIONS? GIVE US A CALL

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