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Financing Retail Projects in Nevada and Out of State

Nevada State Bank has the expertise and market knowledge to finance ground-up construction and term financing for many types of retail projects in Nevada. Our Real Estate Lending team has helped finance large power center projects with multiple anchors and mid-anchor tenants, single-anchored projects, well located smaller retail projects close to neighborhood shopping centers, and single credit tenant facilities.

In addition, our affiliation with our parent company, Zions Bancorporation, gives us the ability to follow clients who are developing or investing all over the West. As one of the nation's premier financial services companies, Zions operates more than 480 full-service banking offices in Arizona, California, Colorado, Idaho, Nevada, New Mexico, Oregon, Texas, Utah and Washington. Nevada State Bank retains local decision-making power, which is important for developers looking for a face-to-face relationship with their banker. We are also able to utilize the local expertise of our affiliate banks: California Bank and Trust, National Bank of Arizona, Vectra Bank of Colorado, Zion's Bank of Utah and Idaho, The Commerce Bank of Oregon and Washington, and Amegy Bank of Texas.



Types of Projects Financed

We are currently participating in the construction financing of an out-of-state retail power center. In addition, we have provided or participated in the finance of anchored and shadow-anchored shopping centers in California, Nevada, Utah, Arizona and Colorado over the past few years. These projects typically have a regional or national company as the anchor tenant. We have also financed well-located smaller retail projects and single credit tenant properties in Nevada.

Making Credit Decisions

Regardless of the location and type of project, we consider many factors in deciding whether to provide financing, including the expertise, reputation and experience of the developer or investor. The economics of the project are also closely evaluated: project type, location, strength of the market, tenant mix, etc. The project's economics are paramount to approving the loan request and providing assurance to the bank that a ground-up construction project will be completed on time and on budget, and that the owners of an existing retail center will have a stable income stream to repay a term loan.

For out-of-state retail projects, we may base decisions on our affiliate bank's support of the project's product type and location, as well as the strength of the local market. Utilizing their knowledge of the local retail marketplace can enable us to finance projects for Nevada developers and investors who want to pursue opportunities in other states.

How to Get Started

Each loan is considered on its own merits, and meeting with one of the bank's loan officers is the best place to start the process of getting financed. As a local bank with 54 years of history in the local market, Nevada State Bank is in a unique position to make loans to developers and owners. We invite you to call us today to find out how we can help you finance your retail project.