

# Greysteel

FOR IMMEDIATE RELEASE

## **GREYSTEEL SECURES \$13.15 M DEAL FOR FIRST-TIME OWNER IN BEDFORD, TEXAS**

**April 20, Bedford, Texas** – Greysteel, a leading national commercial real estate investment services firm, is excited to announce a \$13,150,000 closing by their Texas Multifamily Team in Bedford. Bedford Hills Apartment Homes, an 84-unit multifamily complex, represents an opportunity for local buyer group and first-time owner, Lifestyles, to step into a proven, cash-flowing property with strong in-place operations in an apparently distressed market.

“Long-term ownership of over a decade translated into consistent operations and a well-maintained asset, making it an ideal fit for a first-time buyer seeking a stable, lower-risk entry point with meaningful upside through renovations,” noted Senior Managing Director, Doug Banerjee.

Execution certainty was crucial to the seller, Epic Capital Partners, so a 78% LTV was secured through long-time partner –Colliers– to stabilize the purchase and provide security to the seller. This, along with expert relationship-fostering for years by Banerjee, helped shape the deal as fundamentally sound, highlighting how capital is still actively pursuing these types of transactions.

“Stable, well-operated assets with proven cash flow and attainable upside continue to trade, underscoring that disciplined, straightforward opportunities remain highly attractive in today’s lending environment,” added Banerjee.

If you would like to learn more about this transaction or Greysteel’s services, please contact Doug Banerjee at [dbanerjee@greysteel.com](mailto:dbanerjee@greysteel.com).

### **About Greysteel**

Greysteel is a national commercial real estate and capital markets advisory firm specializing in investment sales and debt & structured finance. The firm advises private and institutional owners and investors across multifamily, affordable housing, industrial, retail, land and other property types, delivering market-specific execution supported by proprietary data and national coverage. For more, visit [www.greysteel.com](http://www.greysteel.com).

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