



Press Release



STREAM Capital Partners Arranges 2-Property Industrial Sale Leaseback in Florida and Ohio

March 3, 2021 -- CHICAGO, IL -- STREAM Capital Partners, LLC, a leading sale-leaseback advisory firm, has arranged the sale and leaseback of two R&D, distribution, and manufacturing facilities in Lake Wales, Florida, and Ashland, Ohio.

The facilities total 129,500 square feet and are occupied by Liquibox, a global leader in liquid packaging and dispensing solutions. Liquibox's solutions are designed for the full spectrum of liquid packaging needs from bag-in-box, pouches, and bottles, to fitments and dispensing solutions for rigid and flexible containers, fillers, and more. The company's core offerings feature a wide range of consumable bags, films, and related connectors.

Chelsea Mandel of STREAM Capital Partners represented the seller in the transaction. Mandel and her team are very active in the middle market sector, structuring sale leasebacks on behalf of private equity firms and their portfolio companies. Mandel stated "With the favorable sale leaseback market conditions, our private equity clients are able to take advantage of the accretive spread between the multiples paid in M&A transactions versus the cap rate multiples we achieve through the sale leaseback transactions. These dynamics, paired with significant public and private capital chasing single-tenant opportunities, have led to a very active sale leaseback market."

Four Springs Capital Trust was the buyer in the transaction. "Chelsea and the team at STREAM did a tremendous job working with us to close this transaction," said Jared Morgan, Senior Vice President and Head of Acquisitions at Four Springs Capital Trust. "We are excited to add Liquibox as a tenant and be a capital partner to them going forward."

Please contact broker Chelsea Mandel for further details on this transaction.

About Four Springs Capital Trust

Four Springs Capital Trust is a private real estate investment trust that owns and operates a diversified portfolio of industrial, medical and service-oriented retail properties net leased to investment grade and other creditworthy tenants under long-term leases.

About STREAM Capital Partners, LLC

STREAM Capital Partners, LLC is a leading net lease and sale leaseback advisory firm focused on creating long-term value for its clients.

STREAM specializes in structuring and executing sale leasebacks for companies that own real estate and seek to unlock capital tied up in their properties.

STREAM possesses extensive experience in brokerage and corporate finance. Boasting an international buyer platform and a robust proprietary database, STREAM provides unparalleled distribution and access to private and institutional capital. To date, STREAM has been involved in transactions over \$7 billion in consideration. Learn more about us at: www.stream-cp.com.