



2024 / CASE STUDY

Dolfin Provides \$30M for Tenant Improvements and Equipment for Cutting-Edge Radiotherapy Cancer Center in Newport Beach, CA

Dolfin is a fintech firm transforming tenant improvement financing in commercial real estate with its transparent, fixed-rate TI Lease

The Challenge

Advanced Radiotherapy Technologies (“ART Health or Developer”) specializes in the development and management of state-of-the-art radiotherapy cancer centers in collaboration with distinguished clinical partners. Their superior radiation technologies are currently not available at most major cancer centers due to their high cost.

As such, ART Health engaged Dolfin to provide equipment and tenant improvement (“TI”) financing for their new radiotherapy center in Newport Beach, CA. The new facility would require financing for 14,137 square feet of ground floor space to include the installation of both advanced radiology technologies and radiation shielding vaults.



What We Did

Our 6-page, credit-based Dolfin TI Lease provided 100% financing to the Developer and was competitively priced, based on the Tenant's "AA" credit rating. The structure provided \$30,000,000 to the Art Health Cancer Center.



The Outcome

Opening in early 2025, the center will provide the highest standard of radiotherapy care to thousands of patients annually at its Newport Beach location. The long-term, cost-effective tenant improvement and equipment financing provided by Dolfin enables the center to achieve positive cashflow within months of opening.



By The Numbers

\$30M

deal financed
by Dolfin

10-Year

credit based
fixed lease

7.5%

interest rate (APR)

14K+

square feet of ground
floor space



Learn more about Dolfin

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