



A10 Capital Provides \$4.6 Million to Finance a Distressed Debt Purchase

Boise, ID. June 8, 2009 – A10 Capital, a fully integrated firm that finances commercial real estate and provides services to resolve troubled assets, announced today that its Lending Group provided \$4.6 million to finance a distressed debt purchase. A10's customer is an opportunity fund that bought the defaulted loan, with a \$22 million face amount, for approximately \$10 million. The acquired note is secured by a very large multi-family complex with over 85% occupancy. The purchased note was in default because the property was over-leveraged by the current owner.

The distressed debt financing provided by A10 Capital enabled the opportunity fund to leverage their returns and magnify their projected IRR on the purchase. The transaction was structured on a non-recourse basis to the general partners of the fund. A10's financing also increased the opportunity funds purchasing power by providing a majority of the capital to the transaction. A10 Capital closed the transaction in less than three weeks.

“We were happy to finance the purchase of this defaulted loan since we share the fund's belief in the property and the price, and have confidence in their ability to resolve the debt in a safe and profitable manner,” said Jerry Dunn, CEO, A10 Capital. “A10's highly experienced team worked ‘elbow-to-elbow’ with the opportunity fund to assist them in due diligence and the closing of this complex transaction on the required timeline.”

About A10 Capital

A10 Capital is a fully integrated firm that finances commercial real estate and provides advisory and management services for the workout of all types of troubled loans and real estate assets. A10's team has closed over \$20 billion of commercial transactions and has significant experience operating in distressed environments dating back to the RTC in the 1980s.

A10 has over \$100 million of dry powder available to operate its four lines of business: *A10's Lending Group* originates first mortgage commercial real estate loans and provides financing to investors for distressed debt purchases secured by commercial real estate. *A10's Bank Solutions Group* provides advisory, consulting, and management services for the resolution of all types of troubled loans and real estate assets. A10 can also provide capital to assist banks with the resolution of certain commercial real estate loans and assets. *A10's TIC Solutions Group* provides asset management and develops workout and turnaround strategies for distressed Tenants-in-Common (TIC) properties. *A10's Investments Group* makes mezzanine and equity investments in cases where its capital and expertise can turnaround and create significant value in a commercial property. A10 Capital is headquartered in Boise, ID and has offices in Seattle, WA, Denver, CO, Salt Lake City, UT and New York, NY. For more information visit: www.a10capital.com.

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