



A10 Capital Provides \$4.6 Million Non-Recourse Commercial Real Estate Bridge Loan to Fund the Refinance of Two Medical Office Buildings

Boise, ID – May 11, 2015 - A10 Capital, a full service nationwide lending business specializing in middle market commercial mortgages announced today that it has funded a \$4.6 million bridge loan to fund the refinance of two medical office buildings in the Austin, Texas metro area. The commercial mortgage is secured by the two Class B buildings and provided approximately 65% leverage.

John Neff, Principal & EVP of A10 Capital, who structured and closed the loan, said, “The sponsor is an experienced CRE investment firm that focuses on opportunistic real estate properties. They needed a lender willing to work with them on a complex deal structure with many moving parts. Since this property is located in an expanding metro area with huge potential for growth in the medical office sub-market, A10 was able to structure a facility that met the requirements of the borrower.”

Dennis Williams, Managing Director at NorthMarq Capital, who arranged the financing, stated, “A10 Capital did a terrific job with us on a small, complex deal. The loan amount was under \$5mm on an asset with a major tenant potentially expiring during closing, a ground lease, an appraisal issue and a maturity default with a CMBS lender. Through the entire process A10 was professional, problem solving and proactive in working to meet the borrower’s needs.”

The bridge loan was structured on a non-recourse basis and proceeds were used to fund the refinance of a mature CMBS loan as well as provide committed funds to facilitate the future lease up of the property.

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About A10 Capital

Commercial real estate investors rely on A10 Capital as their one-stop balance sheet lender for middle-market commercial mortgages. Our broad menu of bridge, perm, bridge-to-perm, and note purchase loans cover the entire life cycle of commercial properties across the United States. Our full-service lending platform, which incorporates focused origination, speedy underwriting, in-house legal, and servicing for the life of the loan, has made A10 Capital the most active lender in the middle-market commercial mortgage space. With loans ranging from \$1 million to more than \$20 million per property, A10 has funded over 24 million square feet of commercial properties. An innovator in the industry with a scalable funding model, A10 is backed by four significant institutions: \$4.3 trillion asset management firm BlackRock, the \$17 billion global private equity firm H.I.G. Capital, a Fortune 500 insurance company, and the credit affiliate of Thomas H. Lee Partners. We are based in Boise and Dallas and have regional offices in Annapolis, Atlanta, Kansas City, Nashville, Newport Beach, New Jersey, New York, Philadelphia, and San Francisco. For more information, please visit us at www.a10capital.com.

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