



## **A10 Capital Closes \$67 Million Bridge Loan on a Value-Add Portfolio**

*Middle-market commercial mortgage lender finances Stream Realty Partners' purchase of 12 un-stabilized properties located throughout the metro Atlanta area.*

**Boise, ID, November 10, 2015** - A10 Capital, the nation's leading provider of middle-market commercial real estate loans, announced that it closed a \$67 million bridge loan to fund the acquisition and lease-up of a 12-property portfolio consisting of retail, industrial and office buildings.

"We have developed a specialty in financing large portfolios comprised of middle-market commercial properties," said A10 Capital CEO, Jerry Dunn. "This loan highlights the strength and flexibility of our lending platform."

"We owe special thanks to our lender, A10 Capital," said Ben Hautt, Co-Managing Partner of Stream Realty Partners' Atlanta office. "As hectic as it was in those early morning hours before close, it was great to see them working just as hard as us. They really treated this portfolio as if they were true partners with us."

Gregg Shapiro, Director at HFF, who arranged the financing, added, "A10 Capital did a terrific job with us on a large, complex deal. Throughout the entire process, A10 was professional and proactive in working to meet the borrower's needs and was creative in structuring a loan that fit their requirements. Stream Realty Partners has an incredibly talented team that recognized the opportunity embedded in this portfolio. Their creativity and persistence will put them in a position to achieve superior returns on this investment."

The loan was structured on a non-recourse basis and proceeds were used to fund the acquisition, capital improvement plan, and future lease-up costs of the properties.

### **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 nearly 30 million square feet of commercial properties. An innovator in the industry with a scalable funding model, A10 is backed by four significant institutions: \$4.7 trillion asset management firm BlackRock, the \$19 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, ID and Dallas, TX and have regional offices in Annapolis, MD; Darien, CT; Indianapolis, IN; Kansas City, KS; Nashville, TN; Newport Beach, CA; Orlando, FL; Philadelphia, PA; and Princeton, NJ. For more information, please visit us at [www.a10capital.com](http://www.a10capital.com).

## **About Stream Realty Partners**

Founded in Dallas in 1996, Stream Realty Partners now has ten offices nationwide with over 600 employees. In 2009, Stream opened its Atlanta office with two employees and zero clients. Today, Stream Atlanta has over 50 employees and 14 million square feet of leasing and management assignments.

## **About HFF**

HFF and HFFS (HFF Securities L.P.) are owned by HFF, Inc. HFF operates out of 22 offices nationwide and is a leading provider of commercial real estate and capital markets services to the U.S. commercial real estate industry. HFF together with its affiliate HFFS offer clients a fully integrated national capital markets platform including debt placement, investment sales, equity placement, advisory services, loan sales and commercial loan servicing. For more information please visit [hfflp.com](http://hfflp.com) or follow HFF on Twitter @HFF.

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