



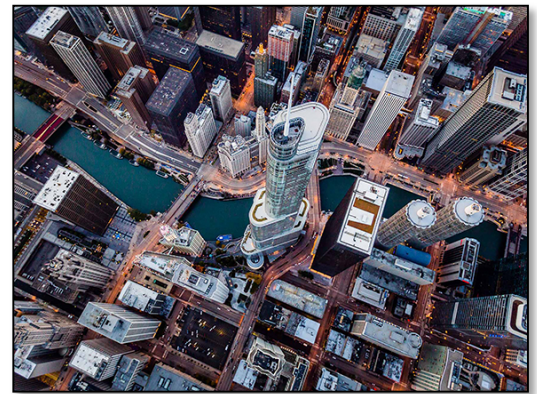
## **A10 Capital Closes a \$35 Million 10-Year Fixed Rate Office Loan in Chicago on Wacker Drive**

*New permanent loan program up and running*

**Boise, ID - January 26, 2016** - A10 Capital, a full-service nationwide lending business specializing in middle-market commercial real estate loans, recently closed a \$35 million fixed-rate permanent loan for the acquisition of a 23-story Class A office building on Wacker Drive in the Chicago CBD.

A10 Capital Executive Vice President Dan Pavlinik, who structured and closed the loan, said, "The sponsor, (a prominent family office), is a long-term real estate holder and was interested in A10's ability to offer 10-, 15-, and 20-year fixed-rate terms to lock in a low interest rate for an extended period. And even though the property was not yet at market occupancy level, we were able to collaborate on a creative structure that optimized their permanent financing from day one."

An executive with the sponsor's firm added, "We selected A10 because they are a balance sheet lender. The property has a lot of moving parts, so we needed a lender that would be creative and flexible on structuring the loan up front, and a trusted relationship to call on for any post-closing servicing issues. Just as important, in the midst of significant instability in the credit markets, A10 closed the loan on terms that were agreed to before the current market volatility set in."



The permanent mortgage was structured on a non-recourse basis and a 10-year fixed rate term.

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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 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, \$98 billion global investment firm KKR, the \$19 billion global private equity firm H.I.G. Capital, 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; 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) and on Twitter @A10Capital.

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