



A10 Capital Funds \$33 Million Loan for San Diego Office Tower

Middle Market Lender Serves National Commercial Property Investment Group

San Diego, April 10, 2017 -- A10 Capital, the nation's leading provider of middle-market commercial real estate loans, today announced that it has closed a \$33 million loan to refinance a 19-story office property in the Little Italy neighborhood of San Diego.

The 177,400-square foot property at 610 West Ash is owned by Gemini Rosemont, a fully integrated real estate investment management firm with office properties across the US. The West Ash site is the only office tower in San Diego's Little Italy area, which is a popular destination for residents and tourists. The building is 97% occupied with 13 tenants, including an international cyber security firm and the General Services Administration.

A10 Capital is refinancing a short term loan that funded the Gemini Rosemont acquisition in 2016. A10 structured its financing with a 10-year maturity including a \$2 million rollover reserve for tenant improvements.

"Gemini Rosemont investors expect our management team to obtain the most efficient and secure funding possible. A10 gave us that assurance," said Don Henry, Chief Executive Officer of Gemini Rosemont. "They took the time with us to come up with a creative structure that met our needs and locked in value over the long term. We are delighted to have them as our financing source on this transaction."

"They are true partners and we see this as the beginning of a long term relationship," said Ian Brownlow, Chief Financial Officer.

"We are very pleased to complete this deal with Gemini Rosemont," said Chris Tierney, Executive Vice President at A10 who structured and closed the loan. "Given the cost savings provided by our in-house legal and the convenience of our in-house servicing and on-balance sheet business model, we look forward to a close, collaborative relationship with Don, Ian and their team. We are confident this top-tier office building will continue to enhance the economy of San Diego and generate a positive return for Gemini Rosemont investors."

The deal closes during a busy first quarter for A10 Capital. The company has expanded its origination team to 25 professionals across the country and has just relocated its Dallas-Ft. Worth area headquarters to a new location in Irving TX.

About A10 Capital

Both commercial property and single-family rental home investors rely on A10 Capital as their one-stop balance sheet lender for middle-market commercial mortgages. With loans ranging from \$1 million to \$20 million per commercial property and \$500,000 to \$20 million for single-family rental portfolios, our

broad menu of bridge and permanent loans cover the entire life cycle of properties across the United States. Our full service platform incorporates focused origination, speedy underwriting, in-house legal and servicing for the life of the loan. An innovator in the industry with a scalable funding model, A10 is backed by four significant institutions: \$5.1 trillion asset management firm BlackRock, \$131 billion global investment firm KKR, the \$20 billion global private equity firm H.I.G. Capital, and THL Credit, the credit affiliate of Thomas H. Lee Partners. We are based in Boise and Dallas and have regional offices in key markets nationwide. For more information, please visit us at www.a10capital.com.

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