



A10 Capital Completes a \$3.1 Million Funding for Newly Constructed Rental Home Development in Houston

On-balance sheet financing for new residential rentals arranged by New York-based HEH Advisors, LLC.

Houston, Texas; August 8, 2017 – A10 Capital, the nation’s leading provider of middle-market commercial real estate loans, today announced that it has funded a \$3.1 million single-family rental bridge loan to refinance construction costs of Driscoll Manor, a development of nine (9) detached town homes in Houston, Texas.

The newly delivered nine-property project is located in the desirable Upper Kirby area of Houston which has seen a recent surge in demand due to its proximity to downtown, Texas Medical Center and Rice University. Each 4-story unit is over 2,700 square feet with 4 bedrooms, 4.5 bathrooms and a 2-car garage.

“The A10 Capital SFR team was fantastic from start to finish.” said Andrew J. Herzberg, managing partner of HEH Advisors, LLC. “There were many obstacles on the road to closing this loan and they worked through each one with creativity, professionalism and patience. Quick response time and flexibility throughout the underwriting and closing process set them apart from other financing sources and we look forward to exploring ways to bring more business to A10.”

With its prime location and significant leasing momentum, Driscoll Manor represented a promising opportunity for the SFR team at A10. “We launched our single-family rental loan product last October as an expansion of our on-balance sheet lending business for commercial real estate investors. Driscoll Manor is an excellent example of the cross-platform opportunities that exist between the CRE and SFR sides of our business.” said Shawn Henry, Senior Executive Vice President and head of A10’s single-family rental (SFR) business unit. “Andrew originally contacted our CRE loan originator in the Northeast, Chris McDaniel. Chris immediately put him in contact with the SFR team and we were able to get comfortable quickly with the asset. We issued a term sheet within two days after receiving the financing request.”

A10 Capital structured its financing as a fixed-rate bridge loan with an 18-month term. In addition to refinancing construction costs, proceeds will be used by the sponsor, Unique Homes, LLC, to invest in other real estate ventures.

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: \$5.4 trillion asset management firm BlackRock, \$131 billion global investment firm KKR, the \$21 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.

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