



**HC Real Estate Capital
Arranges \$29,950,000 Financing For Carlyle at Bartram Park
Jacksonville, Florida**

DELRAY BEACH, FL – March 6, 2017 Chris Caveglia and Kurt Hoffmann of HC Real Estate Capital have arranged the acquisition financing for Carlyle at Bartram Park, located in Jacksonville, FL. Financing was arranged through New York Life Real Estate Investors. The fixed rate loan has a term of 7 years at competitive interest rate.

Carlyle at Bartram Park is a 336 -unit Class-A, garden style apartment community, built in 2009 and situated on 18.92 acres. The property is currently 98% leased. The 336 units are comprised of 144 one bedroom, one-bathroom units, 168 two-bedroom, two bathroom and 24 three bedroom, two-bathroom units. Property amenities include an elegant clubhouse, leasing and management offices, resort-style pool, scenic lakes, BBQ grills, and a fully equipped club size fitness center, cardio theater & aerobics/yoga room.

Chris Caveglia, Principal at HC Real Estate Capital states, “The loan was highly competed for by all the major life insurance companies and agency lenders.” Caveglia further commented, “New York Life Real Estate Investors provided an excellent debt structure which will allow the borrower to execute on their long-term business plan for this asset.”

HC Real Estate Capital, LLC is a privately owned mortgage-banking firm founded by Kurt Hoffmann and Chris Caveglia. Based in Delray Beach, Florida, HC Real Estate Capital arranges permanent and bridge commercial and multifamily real estate loans. The company has a broad capital provider base that includes insurance companies, CMBS lenders, pension fund advisors, and commercial banks.



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