

**HC Real Estate Capital  
Arranges the Financing for a Retail Property  
Winter Haven, FL**

WINTER HAVEN, FL – *December 21st, 2009* Chris Caveglia of HC Real Estate Capital has arranged \$14,980,000 in acquisition financing for Colonial Promenade (“CP”) located at 303- 399 Cypress Gardens Blvd. Winter Haven, FL. CP is a 286,297 square foot retail center that is currently 94 % leased and anchored by a newly renovated 230,597 SF Wal-Mart Super Center. Nonrecourse financing was arranged through a national lender with a 5- year term, 70% LTV, 30 year amortization schedule at a competitive fixed interest rate.

Originally built in 1986, the Colonial Promenade Winter Haven underwent a significant renovation in 2008 as Wal-Mart expanded from a traditional store into a Super Center. Aside from the Wal-Mart Super Center, the property has 25 additional suites totaling 55,700 square feet. Other notable tenants include Dollar General, Sally Beauty Supply and Cici’s Pizza.

Chris Caveglia, Principal at HC Real Estate Capital states, “The borrower and lender worked well together. Both sides of the transaction stayed focused on successfully completing the financing.” Caveglia went on to say, “Colonial Promenade represents an excellent addition to the borrower’s portfolio.”

HC Real Estate Capital, LLC is a privately owned mortgage-banking firm founded by Kurt Hoffmann and Chris Caveglia with a history of reliability, flexibility and quality customer service. Based in Delray Beach, Florida, HC Real Estate Capital arranges permanent 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 as well as a proprietary lending platform.



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