



**HC Real Estate Capital
Arranges \$5,250,000 in Financing for Office Building in
Boca Raton, FL**

Boca Raton, FL – *November 20, 2013.* Kurt Hoffmann and Chris Caveglia of HC Real Estate Capital have arranged \$5,250,000 in financing for the Greenhouse Office Building located in Boca Raton, FL. Financing was arranged through a local lender with a 5-year term and a 25-year amortization schedule at a competitive fixed interest rate. The property is a Class “B” three -story multi-tenant office building totaling 71,820 SF of rentable area. The refinance allowed the borrower to recapture equity as well as reduce his interest rate.

Chris Caveglia, Principal at HC Real Estate Capital states, “18 months ago, when the borrower took over the property, it was 45% occupied at below market rents. The buyer implemented an aggressive leasing and renovation plan and is now 99% occupied.”

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 commercial and multifamily real estate loans. The company has a broad capital provider base that includes insurance companies, CMBS lenders, pension fund advisors, Agency lenders and commercial banks.



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