



**HC Real Estate Capital
Arrange Financing for Office Building
Tamarac, FL**

Tamarac, FL – *September 20, 2010.* Chris Caveglia of HC Real Estate Capital has arranged \$2,200,000 in financing for Tamarac Commons (“TC”). Financing was arranged through a local lender with a 5 year term and a 25 year amortization at a competitive fixed interest rate which replaced a maturing facility on the property. Tamarac Commons is located at 7300 and 7310 West McNab Road Tamarac, FL. TC was built in 1975 and renovated in 2009. The property is comprised of two (2) two (2) story buildings totaling 27,828 SF of rentable area with close proximity to the University Hospital Medical Center.

The borrower purchased the property one year ago with occupancy of 60%. Over the year the property has gone through extensive interior and exterior renovations and the borrower has been able to maintain a 95% occupancy level.

Chris Caveglia, Principal at HC Real Estate Capital states, “This was the first loan the borrower and lender have transacted on and was a total team effort to close this loan.” Caveglia went on to say, “This asset represents the type of value add real estate this borrower is looking for.”

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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