



For Immediate Release

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Mesa West Capital Funds \$18.3 Million Loan to Refinance San Diego Office Park

Los Angeles, CA, July 6, 2016 -- Mesa West Capital has provided Brookwood Financial Partners, LLC ("Brookwood") with \$18.3 million in first mortgage debt to refinance the Four Points Business Park, a 124,712-square-foot multi-tenant office park in the Kearny Mesa submarket of San Diego.

Brookwood is a private equity investment firm that specializes in acquiring and managing value-add commercial real estate and related operating businesses. In June of 2013, Brookwood acquired the property and invested approximately \$3.5 million to pay for capital improvements and leasing costs associated with stabilizing the asset. The five-year, floating rate, non-recourse loan from Mesa West Capital, a Los Angeles-based portfolio lender, allows Brookwood to aggressively lease the last remaining vacant space at a renovated property in an improving submarket, according to Mesa West Capital's Principal Steve Fried who originated the financing along with Seth Hall.

"Brookwood has done an excellent job in renovating the property and increasing occupancy during their period of ownership," said Fried. "Our loan proceeds will help them continue leasing momentum in a centrally located submarket that has historically performed very well."

Overall vacancy for San Diego office properties fell to a post recession low of 12.5% in the first quarter of 2016, driven by more than 660,000 square feet of net absorption, nearly 20 percent occurring in Kearny Mesa, according to a report by CBRE. Overall vacancy in the Kearny Mesa submarket, which is nine miles north of Downtown San Diego, fell to 11.1% at the end of the first quarter, according to the CBRE report.

Mesa West Capital looks to continue to be active in the San Diego market. Mesa West originated a \$130 million first mortgage for 1 Columbia Place, a 556,000- square-foot Class A office complex in Downtown San Diego last summer.

Built in 1987, Four Points Business Park is located at the corner of Ruffin Road and Chesapeake Drive and consists of three low-rise buildings on a five-acre site.

Mark McGovern and Scott Peterson in the San Diego offices of CBRE Capital Markets arranged the financing.

About Mesa West Capital, LLC

Mesa West Capital (www.mesawestcapital.com) is a privately held debt fund manager and portfolio lender with more than \$3 billion in assets under management. With offices in Los Angeles, Chicago and New York City, Mesa West has been one of the leading providers of commercial real estate debt since its founding in 2004. Mesa West provides non-recourse first mortgage loans for core/core-plus, value-added or transitional properties throughout the United States. Mesa West's lending portfolio includes all major property types with loan sizes ranging from \$10 million up to \$200 million. Since inception, the firm has sourced and closed more than 200 transactions totaling in excess of \$8 billion.

About Brookwood Financial Partners, LLC

Brookwood is a nationally-recognized private equity investment firm that specializes in acquiring and managing value-add commercial real estate and related operating businesses on behalf of a select group of institutional investors, family offices and high net worth individuals. Since its founding in 1993, Brookwood has raised over \$810 million of equity to acquire a portfolio of 199 commercial real estate and convenience store properties, with a realized and unrealized value in excess of \$2.2 billion. The portfolio has spanned multiple asset classes, geographical markets and industries across the United States. www.brookwoodfinancial.com