



For Immediate Release

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Mesa West Capital Funds \$90.5 Million Loan for Acquisition of Austin, TX Office Campus

Los Angeles, CA (October 17, 2016) – Mesa West Capital has provided KBS Realty Advisors with a \$90.5 million first mortgage loan to recapitalize its recent all-cash acquisition of Stonebridge Plaza I & II, a 386,000-square-foot Class A office campus in Austin, TX.

The five-year, floating-rate loan is secured by two nine-story LEED-certified office buildings and a seven-story parking garage on a five-acre campus at 9600 and 9606 N. MoPac Expressway in Northwest Austin, one of the strongest office submarkets in the city. The property is situated at the intersection of Highways 183 and 360, near significant high-end retail amenities at both the Domain and Arboretum.

Completed in 1999 and 2001, the two institutional quality office buildings are collectively 96.5 percent leased to a variety of strong credit worthy tenants. A portion of the loan proceeds will be used for costs to renew existing leases or re-tenant the buildings if needed, according to Mesa West Capital Principal Steve Fried who led the origination team out of the private lender's Los Angeles office.

"The sponsor acquired an iconic asset with below market in place rents," said Fried. "Northwest Austin is one of the foremost corporate locations in the market. We are confident that KBS will be able to successfully leverage the building's superior aesthetics, strong access and location, efficient floor plans and excellent parking to both retain and attract large corporate users that have been drawn to Austin."

Mesa West Capital, originated the loan out of its open-ended Mesa West Core Lending Fund, which provides first mortgage loans up to \$300 million.

About Mesa West Capital, LLC

Mesa West Capital (www.mesawestcapital.com) is a privately held debt fund manager and portfolio lender with more than \$4.5 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 \$20 million up to \$300

million. Since inception, the firm has sourced and closed more than 245 transactions totaling in excess of \$10 billion.

About KBS

KBS Realty Advisors is a private equity real estate company and SEC-registered investment advisor founded in 1992. KBS Realty Advisors and its affiliated companies have completed transactional activity of over \$31.9 billion via 14 separate accounts, six commingled funds, five sovereign wealth funds and seven non-traded REITs. For information, visit www.kbs.com.