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HYBRID CAPITAL ARRANGES \$4.6 MILLION IN ACQUISITION FINANCING FOR MEDICAL OFFICE PORTFOLIO IN GREATER CINCINNATTI

Investor Demand Increasing for Quality Assets in Strong Midwest Markets

April 28, 2014 – New York – Hybrid Capital, a New York-based full-service commercial mortgage brokerage and advisory firm, arranged \$4.6 million in financing for the acquisition of the Mercy Health Portfolio, comprised of three medical office properties in the greater Cincinnati region. The announcement was made by Bobby Bakhchi, CEO of Hybrid Capital.

The 30,000-square-foot portfolio, which is 100% occupied by Mercy Health's Cincinnati Sports Medicine and Orthopedic Center, consists of three buildings located at 10663 Montgomery Road and 12115 Sheraton Lane in Cincinnati, Ohio; and 328 Thomas More Parkway in Crestview Hills, Kentucky.

Mercy Health Systems, a subsidiary of Catholic Health Partners, was recently named one of the nation's Top 15 health systems by Truven Health Analytics, a leading provider of healthcare information. According to Mr. Bakhchi, "As the demand soars for quality assets, investors are looking to strong Midwest markets like Cincinnati for safe and attractive yields. With an excellent tenant and a strong sponsor, we created a competitive environment to attract the most efficient source of capital." The 10-year fixed rate loan was arranged with StanCorp Mortgage Investors on behalf of Med Cincinnati 3, LLC.

This transaction is another example of Hybrid Capital's increasingly national scope, coming on the heels of a \$7 million financing for a super-regional mall in Council Bluffs, Iowa; and a \$12 million acquisition financing for a Class A historic building in Hollywood, California.

Over the past three years, Hybrid Capital has arranged financing for transactions valued in excess of \$1.5 billion.

About Hybrid Capital

Hybrid Capital (Hybrid) is a full service commercial mortgage brokerage and real estate capital advisory firm representing clients nationwide in the course of acquisitions, recapitalizations and



Hybrid Capital, Inc.
150 West 36th Street
New York, New York 10018

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construction/development projects. The firm has a track record of success in securing financing for all property types including multifamily, retail, industrial, hotel and mixed-use properties.

Hybrid creates value for its clients by delivering optimal rates and terms for even the most complex transactions through a multi-disciplined, research-driven understanding of the asset, and a depth of relationships with the full spectrum of commercial real estate lenders, including domestic and foreign banks, investment banks, pension funds, REITs, insurance companies, opportunity funds, hedge funds, and private lenders. Hybrid is one of the fastest growing real estate capital advisory firms, providing service for debt and equity placements, mezzanine debt and preferred equity.

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