

NEWS RELEASE

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For Immediate Release

HYBRID CAPITAL ARRANGES FINANCING FOR \$20.2 MILLION ACQUISITION OF OFFICE PROPERTY IN CHINATOWN

Investor Demand Increasing for Underutilized Properties in Burgeoning Chinatown Area

Friday, June 27, 2014 – New York – Hybrid Capital, a New York-based full-service commercial mortgage brokerage and advisory firm, arranged financing totaling \$12.5 million for the \$20.2 million acquisition of a six-story office building in Chinatown, New York. The announcement was made by Bobby Bakhchi, CEO of Hybrid Capital.

The 25,000-square-foot property is located on East Broadway in Chinatown and was delivered mostly vacant, with very low cash flow, presenting a significant challenge. Furthermore, since the property was purchased at auction, there was a limited amount of time to identify the capital partner and close on time with attractive terms.

Due to the notoriety of the property, there was intense competition among many firms to secure the financing for the deal. Hybrid Capital was able to move swiftly and efficiently to leverage our unique relationship with a lender who could close quickly with the terms the borrower desired.

This transaction is another example of Hybrid Capital's ability to close deals on complex transactions where complications such as low cash flow and large vacancies require finding lenders that have the kind of local knowledge needed to underwrite multifaceted transactions.

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

About Hybrid Capital

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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 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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