



**HIGHLAND REALTY CAPITAL SECURES \$34,000,000 BRIDGE LOAN  
FOR ACQUISITION OF SANTA ANA, CA INDUSTRIAL PROPERTY**

Los Angeles, CA – December 16, 2013 – Highland Realty Capital, Inc. (“HRC”) arranged \$34,000,000 in bridge financing for the acquisition of a 2 building, 366,600 sf industrial property in Santa Ana, CA. The sponsor, Dyer 18, LLC acquired the property from a joint venture between Denver based Alliance Commercial Partners and Carval Investors.

HRC sourced a New York based debt fund that funded the transaction through an on-book program. “The 75% loan-to-cost loan will enable the new sponsorship to reposition the asset and capitalize on the changing dynamics occurring at Tustin Legacy,” explains Chris Lee, a partner in Dyer 18. The 18-acre property is located at the northwest corner of Dyer Road and Redhill Avenue, is ideally positioned for redevelopment, either in its current use or some other alternative use.



Mike Guterman, a principal in HRC's LA office, handled the financing assignment for the buyer.

*About Highland Realty Capital*

*Highland Realty Capital is a leading commercial real estate financing firm. The principals have a track record of more than \$5 billion in successful transactions. HRC represents owners and developers of commercial real estate in the office, industrial, retail, hospitality, multifamily, and residential market sectors throughout the United States. With offices in Los Angeles and San Francisco, HRC adds value for its clients through its depth of experience, longstanding capital relationships, and distinctive talents for arranging and structuring fixed and floating rate loans, construction loans, bridge financing, mezzanine debt, and joint venture equity.*