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## **Helios Capital completes \$3.675 million loan for 16,000 s/f shopping center**

June 23, 2011 - Retail

Helios Capital LLC, a New Jersey-based commercial loan-advisory firm specializing in the sale of small balance non-performing commercial loans in the secondary market under \$25 million, completed its first non-performing loan sale transaction in the state of Conn. The loan for the 16,000 s/f shopping center located on Post Rd. had a principal balance of \$3.675 million. Josh Malka, vice president, Helios Capital, advised a private investor in the transaction. The lender was a regional bank based in the New York area.

"This off-market transaction was sourced by Helios Capital to one of our clients, a private investor in the Fairfield County area," said Malka. "The investor's expertise in the Westport submarket paired with the discounted loan price, presented a unique and profitable investment opportunity for the investor. As a result, we were able to promptly complete the transaction."

According to a spokesperson from Ascot Properties, the buyer in the transaction, the company is very pleased with the depth and breadth of knowledge of the non-performing loan sale process the Helios team provided. Helios' expertise combined with top-tier service made for a very smooth transaction and as a direct result, Ascot Properties is currently working with the Helios team on several other deals.

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