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## **Hudson Realty Capital LLC funds a \$4.28 million first-mortgage loan**

July 07, 2011 - Front Section

Hudson Realty Capital LLC has funded a \$4.28 million first-mortgage loan involving mixed-use properties in Jersey City, N.J., and a 308-unit multi-family complex in Houston. The sponsor, whose commercial real estate holdings include condominium, multi-family, office, warehouse and self-storage properties, is utilizing the proceeds to refinance expiring debt.

"This is a prime example of Hudson being able to provide 'white knight' financing to rescue a borrower who was in default on an existing loan," said Spencer Garfield, managing director. "Utilizing additional collateral, Hudson was able to move very quickly to close this loan and give the borrower time to obtain more conventional financing."

Based in New York City, with regional offices in Portland, Maine and Fort Myers, Florida, Hudson's recent activities have included new bridge loan originations, discounted payoff financing and third-party debt acquisition financing. The company also is active in large loan-portfolio acquisitions and asset management activities, the latest of which was the purchase of an FDIC portfolio containing 109 commercial real estate assets.

Hudson continues to focus on middle-market opportunistic real estate investments, ranging from \$2 million to \$25 million per asset or portfolio. The company has closed more than \$3.5 billion in transactions since the formation of its initial two funds in 2003 and currently has more than \$2 billion of assets, including office, retail, industrial and multi-family, under management. The firm also selectively invests in other real estate classes.

Established as a Minority-Owned Business Enterprise (MBE) and certified by the Empire State Development Agency, Hudson has been named among the New York Area's largest privately held companies and largest minority owned companies, as well as one of the Top 25 lenders nationally.

New England Real Estate Journal - 17 Accord Park Drive #207, Norwell MA 02061 - (781) 878-4540