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HFF places 10-year fixed rate loan with UBS Real Estate Securities

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Holliday Fenoglio Fowler, LP (HFF) has arranged the refinancing of Crystal Mall, an enclosed super regional mall.

Working exclusively on behalf of Crystal Mall, LLC, HFF placed the 10-year, fixed-rate securitized loan with UBS Real Estate Securities, Inc. HFF will also service the loan. Crystal Mall, LLC includes entities owned or advised by Simon Property Group, Canadian Pension Plan Investment Board and Teachers Insurance and Annuity Association of America.

Crystal Mall is located along the Hartford Turnpike near I-95. The property is the only enclosed super regional mall within 50 miles and is anchored by Macy's, Sears, JC Penney, Christmas Tree Shops and Bed Bath and Beyond.

The HFF team representing the borrower included executive managing director John Pelusi and managing director Claudia Steeb, along with senior managing director Dana Brome and director Lauren O'Neil.

In addition, HFF has closed the sale of 441 Stuart St., a 163,770 s/f office building. HFF marketed the property exclusively on behalf of the seller, ST Residential. Synergy Investments purchased the property for \$40 million free and clear of debt. The HFF team representing the seller was led by managing director Coleman Benedict and director Ben Sayles.

"This asset was particularly attractive to investors due to its premier location and value-add components," said Benedict. "In the end, Synergy provided the most compelling bid for our client."

Holliday Fenoglio Fowler, LP ("HFF") and HFF Securities LP ("HFFS") are owned by HFF, Inc. (NYSE: HF). HFF operates out of 21 offices nationwide and is a leading provider of commercial real estate and capital markets services to the U.S. commercial real estate industry. HFF together with its affiliate HFFS offer clients a fully integrated national capital markets platform including debt placement, investment sales, advisory services, structured finance, private equity, loan sales, and commercial loan servicing. www.hfflp.com

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