

## Acore Lends on US-Leased Portfolio

**Acore Capital** originated a \$160 million floating-rate loan last month on 14 office properties leased largely to government agencies.

The debt package, divided into senior and mezzanine components, has a five-year term, including extension options.

The borrower, a partnership led by **HPI Capital** of Charlotte, was advised by **Palladian Capital** of Palo Alto, Calif. HPI, which is headed by **Michael Verruto** and **David Givner**, invests in government-leased properties.

The collateral properties, totaling 1.5 million square feet, are scattered across eight states: Arizona, California, Colorado, Idaho, Montana, New Mexico, Pennsylvania and Texas.

The HPI team used most of the proceeds to retire the \$114.6 million outstanding balance of a matured fixed-rate loan that **Eurohypo** originated in 2007 and securitized via a \$3.5 billion pooled offering (BACM 2007-3).

That 5.6% mortgage, which had an original balance of \$125 million, was backed by 10 properties totaling 915,000 sf. They were 84% occupied at the end of last year, according to a servicer report.

Among them were properties at 6501 Beacon Drive in Kansas City, Mo. (324,500 sf) and 13000 Townsend Road in Philadelphia (121,000 sf). The tenants in that portfolio included three federal agencies: the **Department of Agriculture, Citizenship and Immigration Services** and the **Social Security Administration**.

The collateral for Acore's loan includes nine of the 10 properties backing the Eurohypo loan. ❖

