

DealMaker of the Day



2000 West Loop
South

MBA (6/2/2005) Murray, Michael

Harbor Capital Group, a Houston-based mortgage banking firm, arranged \$119 million in financing on four Class A multi-family properties and one Class A office building. Four of the five properties—an office building and three multi-family properties—are located in Texas. The other multifamily property is in Atlanta.

The office property, **2000 West Loop South** is a Class A, 21-story multi-tenant office building with an attached parking garage located in the Galleria area, an upscale section of Houston. The building was 90 percent occupied at the time of closing, with rents averaging \$20 per square foot.

Harbor Capital arranged \$44.5 million in financing from **PNC Real Estate Finance**, which provided the senior debt, and **RAIT Investment Trust** provided the mezzanine loan. The buyer, **Means Knaus Partners**, purchased the property from **CMD Realty Investors**.

Broadwater Apartments, a 248-unit Class A property in Pasadena, Texas, 10 miles southeast of Houston, was built in 2004 and consists of units that average 958 square feet. The units rent for an average of \$950 per month.

At the time of closing, the property was 92 percent occupied. Harbor Capital arranged a \$15 million loan from **PNC Real Estate Finance** through its securitized mortgage program. **Chancellor Properties** purchased the property from **Embry Partners**, using a **Delaware Statutory Trust (DST)**. "Harbor Capital and PNC have been pioneers in bringing the DST structure to the securitized mortgage market," said **Frank Satterfield**, principal and founder of Harbor Capital.

Harbor Capital arranged a \$7 million mezzanine loan from RAIT Investment Trust for the purchase of **Mansions at Canyon Springs Country Club** in San Antonio. MBS Properties of New Orleans purchased the property from Western Rim Advisors with a senior loan from PNC Real Estate Finance.

The Mansions was built in 2001 and is a 360-unit luxury apartment community that was 94 percent occupied at the time of the sale. The average apartment size is 1,341 square feet and the average rent is \$1,453 per month.

Bellmeade Apartments in Houston is a Class A, garden-style apartment community that was 75 percent occupied at the time of sale. Built in 2003, Bellmeade Apartments has 336 units that average 954 square feet in size and rent for an average of \$959 per month.

Harbor Capital arranged a \$23.3 million loan from RAIT Investment Trust for the buyer, **Internacional Realty, Inc. of San Antonio** to purchase the property from a subsidiary of **The Worthing Companies of Florida**.

Internacional Realty, Inc. also purchased the 340-unit **Heights at Peachtree Creek**, a Class A property in Atlanta, from the Worthing Companies. Built in 2004, apartments at the Heights average 973 square feet and rent for an average \$1,262 per month. Still in lease-up, the property was 66 percent occupied at closing.

Harbor Capital arranged a \$29.2 million from **MetLife**, New York, including a forward commitment for additional funds once the property has completed its lease-up.

