



TORCHLIGHT PROVIDES DEBT FINANCING ON THE ACQUISITION OF THE CROSSROADS OFFICE PORTFOLIO

Long Island, NY, (July 2, 2013) -- Torchlight Investors provided a \$11.3 million mezzanine loan to facilitate the acquisition of the Crossroads Office Portfolio by an experienced New York based real estate investment and development partnership. The mezzanine debt will be held in the portfolio of Torchlight Debt Opportunity Fund IV – the seventh opportunistic/value-add fund launched by Torchlight to target commercial real estate debt investments.

The portfolio is comprised of the Crossroads Corporate Center and the Crossroads Executive Center. Located in Suffolk County, the portfolio of 13 buildings totals over 397,000 square feet and is conveniently located off the Long Island Expressway (Interstate 495), the main thoroughfare connecting Long Island to New York City. Buildings range in size from 5,600 to 37,500 square feet with the average size of approximately 25,500 square feet. The Corporate Center complex has amenities such as a lobby café with atrium, structured parking, health club and common area conference room. The Executive Center buildings offers each tenant individual access to the building exterior, 9 or 10 feet ceilings, generous column spacing of 25 feet, and interior courtyards.

The properties are scheduled to undergo a renovation, including updating interiors and the facades. “The Crossroads Portfolio is a good representation of target assets for Torchlight. The portfolio is located in a tight market with strong demand drivers and limited new product” commented Steven Schwartz, Managing Director of Acquisitions.

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