



Torchlight Acquired Non-Performing Mortgage on Prime Office Property in Downtown Louisville, KY

New York, NY, (April 5, 2013) -- Torchlight Investors today announced it has acquired a \$27.8 million non-performing first mortgage loan secured by Louisville's Meidinger Tower, a 26-story, 332,129 SF, Class-A office tower located at 462 South Fourth Street in the city's Central Business District. The loan 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.

Designed by Skidmore Owings and Merrill, the building contains flexible 14,000 SF floor plates with a functional center-core design enabling efficient divisibility of the floors. Meidinger Tower is a venerable Louisville office property located adjacent to the popular "Fourth Street Live" entertainment complex, five blocks from City Hall and the 22,500-seat KFC Yum Arena. The building is part of the Galleria mixed-use development which features entertainment, retail and office components. Unique among competitor buildings in the area, the tower is available for signage and naming rights.

"Meidinger Tower, located in the center of Louisville's prime commercial real estate district, represents an excellent value-add opportunity based on its strong demand drivers providing considerable upside potential for our Debt Opportunity Fund IV investors," commented Steve Schwartz, Managing Director of Acquisitions.

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