



GE Real Estate Funds \$17.9m Loan for Aurora Office Towers

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By Jennifer Hayes

A Dallas-based real estate investment firm received \$17.9 million in financing for a pair of office towers in Aurora.

GE Real Estate provided the on-book, floating-rate loan to RM Crowe to refinance the Pavilion Tower properties near Interstate 225 along Parker Road.

RM Crowe plans to use the refinance proceeds to improve the occupancy of the office buildings. As well, RM Crowe provided an additional \$4.1 million in equity.

"GE Real Estate was able to use its balance sheet to help this repeat customer recapitalize these assets located in an improving Denver market," said Lance Wright, regional director for the southwest division of GE Real Estate's North America lending division.

"The loan was structured with the funds required to address 100 percent of anticipated costs for future tenant rollover. This was a complicated transaction that we were able to close in 45 days."

RM Crowe plans to focus on leasing the properties, which total 291,234 square feet, to smaller tenants and creating a "granular" rent roll to raise occupancy levels from 70 percent to market.

NorthMarq Capital's Steve Bye and Miramar Capital Advisors, RM Crowe's internal brokerage group, arranged the transaction.

"This loan required a lender with flexibility, an understanding of the office market and an ability to deal with a complicated structure. There was a lot at stake regarding timing and GE met the critical dates that were required by the borrower," said Bye.