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FOR IMMEDIATE RELEASE

**CrossHarbor Capital Partners Appoints Richard Flohr as Managing Director
for Strategic Debt Fund**

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Veteran originations professional with three decades of experience to oversee investment management firm's new debt fund out of Chicago office;

Firm also adds three new Strategic Debt team hires as part of continued expansion

October 1, 2018 – Boston – CrossHarbor Capital Partners, a Boston-based investment management firm that invests in core-plus, value-add, and opportunistic commercial real estate transactions throughout the United States, is announcing the appointment of **Richard Flohr** as Managing Director and Portfolio Manager for the company's new CrossHarbor Strategic Debt Fund.

Mr. Flohr is based out of the firm's Chicago office and is overseeing operations of the recently launched Strategic Debt Fund, as well as serving as a member of its Investment Committee. Prior to joining CrossHarbor, Flohr spent 28 years with the Prudential Mortgage Capital Company. During his tenure there, Richard held various senior management roles, originating over \$12 billion of loans across all property types and was responsible for the sale of \$2.9 billion of first mortgage CMBS loans across 29 securitizations.

Supporting Richard are three additional new hires, each responsible for sourcing and structuring debt investment opportunities for the fund. The new additions include **William Cohen, Principal in CrossHarbor's Chicago office**, most recently a Senior Vice President at Avison Young in their Development and Capital Markets groups; **Robin Ibbetson, Vice President in CrossHarbor's Los Angeles office**, most recently a Vice President at Amherst Capital Management; and **Matthew Klein, Vice President in CrossHarbor's Boston office**, most recently an Assistant Vice President with AEW Capital Management in their Acquisition and Capital Markets groups.

"We are thrilled to welcome Richard to the CrossHarbor Capital Partners team and are confident his experience and successful track record of loan originations will serve him well as the portfolio manager of our debt fund platform," notes William Kremer, Managing Partner and co-founder of CrossHarbor Capital Partners LLC. "Additionally, with the launch of our new Strategic Debt Fund and national company expansion, we are continuing to seek out other senior leadership candidates for key positions. With that said, we are equally pleased to add William, Robin and

Matthew to round out our growing debt management team and believe they will each provide significant value for our firm as we move forward.”

About CrossHarbor Capital Partners LLC

CrossHarbor Capital Partners LLC is a boutique Boston-based alternative investment management firm with more than 25 years’ experience investing in core-plus, value-add and opportunistic debt and equity commercial real estate transactions. CrossHarbor has invested in more than \$15 billion of commercial real estate on behalf of a diversified and highly regarded community of endowments, foundations, public and corporate pension plans, financial institutions, family offices and sovereign entities.

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