

NEWS RELEASE

Media inquiries, contact
Great Ink Communications: (212) 741-2977
Tom Nolan – tom@greatink.com
Al Barbarino – al@greatink.com

FOR IMMEDIATE RELEASE

MADISON REALTY CAPITAL AND BLUESTONE GROUP PROVIDE \$30.5 MILLION IN FINANCING FOR ACQUISITION OF DEVELOPMENT SITE IN IRVINE, CALIFORNIA

Time-of-the essence financing allows sponsor to acquire prime development site at 18582 Teller Avenue for a large-scale mixed-use development including Class-A office and 242-key hotel

December 2, 2019 – New York, NY – Madison Realty Capital (MRC) and The Bluestone Group originated a \$30.5 million financing package collateralized by a 6.25-acre, mixed-use development site located at 18582 Teller Avenue in the City of Irvine in Orange County, California. The financing includes a \$24.5 million first mortgage loan from MRC and an additional \$6 million in preferred equity provided by The Bluestone Group for the balance of the loan.

MRC and The Bluestone Group were able to quickly provide financing to the borrower who acquired the prime office site and will begin construction on an extensive mixed-use development that includes a hotel, multiple food and beverage outlets, retail, and parking options.

The borrower has made significant predevelopment progress to date while in contract, including securing approval and additional development density with the City of Irvine. Upon completion, the planned 991,466-square foot development project is expected to consist of a 242-key, 11-story hotel with expansive conference and amenity space, 16 condotel units, a 154,990-square-foot commercial building with retail, office, and medical office uses, and an 896-space parking garage.

“This transaction represents what we do best – speed, flexibility, and reliable financing for transformative projects nationwide,” said Josh Zegen, Co-Founder and Managing Principal of MRC. “In this case, we had the opportunity to quickly finance a mixed-use development that will fill a substantial hospitality void in the Irvine market.”

“We were able to finance this well-located property at an attractive basis and partnering with MRC allowed for a smooth and quick execution on this deal,” adds Eli Tabak, Founding Partner of The Bluestone Group.

NEWS RELEASE

The development is situated between Teller Avenue and Jamboree Road in a prime location right off the 405 freeway, offering excellent accessibility. The property also sits adjacent to a prominent 500,000-square-foot office building known as the Boardwalk, built by Trammel Crow and AEW in 2018. Irvine's strong demographic and economic fundamentals make it one of the most desirable regions in all of Orange County, CA.

About Madison Realty Capital (MRC)

Madison Realty Capital (MRC) is a New York City based real estate private equity firm focused on debt and equity investment strategies with regional offices in key markets including Los Angeles and Dallas. Founded in 2004, MRC has closed on approximately \$12 billion of transactions in the multifamily, retail, office, industrial and hotel sectors. The firm manages investments in the United States on behalf of a global investor base. MRC is a fully integrated firm with over 60 employees across all real estate investment, development, and property management disciplines. Among other industry recognitions, MRC has been named to the Commercial Observer's prestigious "Power 100" list of New York City real estate players and is consistently cited as one of the industry's top construction lenders.

About Bluestone Group

Founded in 2006, Bluestone Group LLC, through its subsidiary Bluestone Capital LLC, originates and places bridge debt and structured finance deals in all areas of the capital stack, from first mortgage financing, to mezzanine and preferred equity investments and participations. Bluestone is a direct lender in these debt and equity transactions. To date, Bluestone has originated in excess of \$2.5 billion in various debt instruments throughout all major US markets.