

## **GFCIB closed a Discounted Note Purchase Financing, 11 Million 120,000 sq ft**

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For Immediate Release:  
Huntingdon Valley, Pa. /Fort Lauderdale, Fl.

GFCIB and Advisors, LLC, a nationally recognized advisory firm for commercial real estate owners, developers, builders and mid sized businesses, announced that it has once again successfully closed on a discounted note purchase financing loan this is the second phase of a much larger transaction for a Private Real Estate partnership located in the suburbs of Philadelphia. The total transaction closed at \$11 million- with a total of 120,000 sq. ft of class A office space. The ownership engaged GFCIB and Advisors, LLC to provide exclusive financial advisory and loan placement services to them.

The collateral was a Class A office building of 80,000 sq ft, the first part of the loan closed about 10 days ago was secured by a 40,000 sq ft Class A office building. located in the suburbs of Philadelphia, which was in foreclosure by a major national default servicer with a sheriff sale date was set. To make matters more complicated this was a deal owned by Tenants in Common, the TIC aspect just added another layer to deal with.

Negotiating a discounted payoff and bringing in new financing was a great result for all parties, said H. Jack Miller who personally handled this transaction.

We spend a lot of time getting to know our clients, the projects and motivations everyone has, then we work with all stakeholders to get the best possible outcome, sometimes this included obtaining a discounted note purchase financing, loan and mortgage modifications and financial restructuring with our without new equity.

Protecting, advocating and satisfying the needs and desires of our client's one transaction at a time.

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