



***MLK REAL ESTATE CAPITAL ARRANGES A JOINT VENTURE AND
\$27.13 MILLION OF BRIDGE FINANCING FOR THE VALUE-ADD
ACQUISITION OF A CLASS-A OFFICE CAMPUS IN MORRISTOWN, NEW
JERSEY***

NEW YORK, NY—March 29, 2018—MLK Real Estate Capital (“MLK”) is pleased to announce that it has successfully arranged a Joint Venture and \$27.13 million of Bridge Financing for the value-add acquisition of Mount Kemble Office Park, which is comprised of ~230,000 square feet of class-A office space across two buildings located at 350-360 Mount Kemble Morristown, New Jersey (the “Property”).

MLK represented this assignment on behalf of The Birch Group, a New York-based Real Estate operator & arranged for a Joint Venture between The Birch Group & Vision Properties. Vision Properties will be managing the property on a day to day basis.

The Property was acquired for a purchase price of \$35 million & is currently 81% occupied by a strong and diverse tenant base with a weighted average lease term of seven years. The Sponsor’s business plan is to lease up the remaining available space by investing in capital expenditures and tenant improvements at the Property.

MLK’s Managing Principal Solomon Kinraich commented, “This was a compelling transaction for us to represent due to the attractive in place tenant mix secured by long term leases, very favorable demographics of the office submarket in Morristown and value-add business plan that will be implemented by the new ownership group.

About MLK Real Estate Capital

MLK Real Estate Capital is a privately held, boutique commercial real estate banking and advisory firm. MLK provides Structured Finance/Strategic Advisory services to commercial real estate client sponsors and operators. MLK Real Estate Capital leverages its extensive capital network to facilitate: Equity Placement & Debt Placement on commercial real estate transactions for Joint Venture Acquisitions, Recapitalizations & Ground Up Development Projects on behalf of Real Estate client sponsors.