



October 8, 2008

Written by **CoStar Research**

Swig Swings Financing for One Beach

HFF Secures \$18.25 M for Swig and Angelo Grodon's Waterfront Office Building



The Swig Company and Angelo Gordon & Co. secured \$18.25 million in financing for One Beach Street, a 97,614-square-foot, three-story office building in San Francisco's historic waterfront.

HFF (Holiday Fenoglio Fowler LLC) Managing Director Bruce Ganong placed a 65% loan to value, non-recourse bridge loan with John Benson of Washington Mutual. The financing was secured to recapitalize Swig's all-cash purchase of the historic office building earlier in 2008. The loan closing coincided with the formation of the joint venture between Swig and Angelo Gordon.

Built in the 1920s, the fully leased One Beach St. is located across The Embarcadero from Pier 39 in the North Waterfront submarket of San Francisco.

"Closing this financing in such a turbulent market is a testament to the quality of the asset and the sponsorship behind the transaction," said Ganong. "Credit for the closing is also deserved by Washington Mutual and its team, which displayed a high degree of professional integrity at a time when there was a lot of uncertainty in the capital markets."

The Swig Co.'s San Francisco Bay Area portfolio includes 15 buildings totaling more than 3.5 million square feet carrying a market value in excess of \$1.2 billion. Angelo, Gordon & Co. is a privately-held registered investment advisor founded in 1988.