

A low-angle, upward-looking photograph of several modern skyscrapers with glass facades. The buildings are set against a clear, bright blue sky. The perspective creates a sense of height and architectural grandeur. The sun is visible on the left side, creating a slight lens flare and illuminating the buildings from the side.

**LUCENT CAPITAL**

# Our Company

Lucent Capital is a leading boutique real estate finance and investment advisory firm that provides capital and financial services to real estate owners, developers and financial institutions nationwide.

With more than \$6 Billion of collective experience through cyclical real estate environments, Lucent Capital's team of professionals consistently delivers sophisticated and creative capital solutions for a wide variety of complex real estate transactions.

Through tailor-made solutions, executable advice, and reliable financial counsel, Lucent Capital provides their clients with the most highly specialized advisory services throughout the entire capital markets spectrum and all major product types.





# Debt Placement

Lucent Capital advises clients on a wide range of debt structures on every product type with the most appropriate and competitive programs in the marketplace.

## Our Capabilities

### Deal Structure

Lucent Capital places debt for real estate sponsors in the following forms: Permanent Loans, Bridge Loans, Acquisition Loans, Private Loans, Floating & Adjustable Rate Loans, Construction Loans, Mezzanine Loans.

### Product Type & Location

Lucent Capital has extensive experience raising debt & mezzanine financing for all product types, from ground up development to existing assets, throughout the United States & Mexico.

### Transaction Size

For debt placement, Lucent Capital specializes on arranging \$10MM - \$200MM + per transaction.

### Lucent Capital enjoys a proven track record arranging the following debt structures:

- Permanent Financing
- Construction Financing
- Bridge Financing
- Mezzanine Debt
- Debtor in Possession Financing
- Discounted Pay Off Financing
- Note Acquisition Financing
- Forward Takeout and Standby Commitments
- Participating Debt
- Structured Transactions



# Equity Placement

Lucent Capital strategically matches clients with equity partners that share similar investment goals and operating philosophies.

## Our Capabilities

### **Deal Structure**

Lucent Capital raises equity for real estate sponsors in the following forms: Common Equity, Preferred Equity, Asset-level Investments, Entity-level Investments, Asset & Portfolio Recapitalizations.

### **Product Type & Location**

Lucent Capital has extensive experience raising equity for all product types, from ground up development to existing assets, throughout the United States & Mexico.

### **Transaction Size**

For equity placement, Lucent Capital specializes on arranging \$5MM - \$100MM + per transaction.

### **Our expertise arranging equity financing include the following:**

- Joint Venture Financing
- Entity Level Capitalization and Recapitalization
- Programmatic Financing
- Individual Asset Financing
- Portfolio Financing
- Preferred Equity





# Representative Transactions

**\$120,000,000**

**JV EQUITY & DEBT**  
ACQUISITION AND DEVELOPMENT

8,000 ACRE RESORT  
MEXICO

**\$47,000,000**

**JV EQUITY, MEZZ**  
& **SENIOR DEBT**  
ACQUISITION AND DEVELOPMENT

APARTMENT COMPLEX  
CALIFORNIA

**\$105,000,000**

**JV EQUITY & DEBT**  
ACQUISITION AND DEVELOPMENT

SENIOR HOUSING COMMUNITY  
CALIFORNIA

**\$26,000,000**

**SENIOR BRIDGE**  
**FINANCING**  
RECAPITALIZATION

OFFICE BUILDING  
ARIZONA

**\$23,300,000**

**CONSTRUCTION**  
**FINANCING**

INDUSTRIAL  
CALIFORNIA

**\$23,500,000**

**SENIOR BRIDGE &**  
**MEZZ FINANCING**

RECAPITALIZATION

RETAIL CENTER  
CALIFORNIA

**\$13,000,000**

**CONSTRUCTION**  
**FINANCING**

HOTEL  
CALIFORNIA

**\$12,250,000**

**CONSTRUCTION LOAN**  
ACQUISITION AND DEVELOPMENT

MEDICAL OFFICE  
NEVADA

**\$16,000,000**

**JV EQUITY**  
RECAPITALIZATION

APARTMENT COMPLEX  
CALIFORNIA

**\$10,700,000**

**SENIOR BRIDGE**  
**FINANCING**  
ACQUISITION & DEVELOPMENT  
OFFICE BUILDING  
CALIFORNIA

**\$10,300,000**

**JV EQUITY & DEBT**  
ACQUISITION AND DEVELOPMENT

SFR & LAND  
CALIFORNIA

**\$10,000,000**

**SENIOR BRIDGE**  
**FINANCING**  
ACQUISITION  
INDUSTRIAL BUILDING  
CALIFORNIA





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