



## Dealmaker of the Day

**Tucker, Michael**

**Lucent Capital**, Los Angeles, arranged **\$20 million** in permanent financing for office buildings in **Hollywood** and **Beverly Hills, Calif.**

Working on behalf of borrower **BCP-Wilcox**, Los Angeles, Lucent secured \$10 million to retire existing debt on **The Citizen News Building**. Built in 1930 to produce The Citizen News, Hollywood's first newspaper, the 48,925-square-foot creative downtown Hollywood office building was renovated in 2006.

Separately, Lucent arranged a \$10.6 million bridge loan for a 22,000-square-foot office and retail building at **9629 Brighton Way** in the well-known 90210 ZIP code. The property consists of 13,000 square feet of retail and 8,000 square feet of office space in Beverly Hills' "Golden Triangle" neighborhood.

"The transaction was time-sensitive and particularly challenging because of the high loan per square foot--\$483--and luxury high-fashion retailers who occupy the retail component," said **Steven Yazdani**, managing director of Lucent Capital.

Lucent Capital worked exclusively on behalf of the borrower, **Brighton Way**, Beverly Hills. The loan proceeds retired existing debt on the property.