



NEWS RELEASE
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Lucent Capital Arranges \$11.05 Million in Permanent Financing for Two Mixed Use Buildings in Southern California

BEVERLY HILLS, CA—Commercial real estate finance and investment advisory firm Lucent Capital has arranged separate loans totaling \$11,050,000 in permanent financing to recapitalize two Southern California mixed-use office over retail buildings owned by a Beverly Hills-based investment group.

“The recapitalization allowed the property owner to significantly reduce its borrowing cost and to lock in low interest, fixed rates before the properties were fully stabilized,” said Lucent Capital Managing Director Farzin Emrani.

In the larger of the two financings, Lucent Capital arranged a \$6,950,000 senior loan secured by The Village at Dos Vientos, a 56,377-square-foot Class A retail and office complex located in a master planned community in Thousand Oaks, CA. The property was built in 2008 and is currently 65% occupied. The seven-year term portfolio loan will float interest only for 12 months at Libor + 2.50% and then will be fixed for the next 6 years at 4.06%.

Lucent Capital also arranged a \$4,100,000 senior loan collateralized by Plaza at Point Happy, a Class A development with 38,734 square feet of specialty retail and office space and attached parking garage, in La Quinta, CA. The property was built in 2005 and is currently 76% occupied. The 10-year term portfolio loan is fixed at 4.38%.

About Lucent Capital

Lucent Capital (<http://www.lucentcapital.com>) is a leading boutique real estate finance and investment advisory firm serving real estate owners, investors, developers and financial institutions nationwide. With more than \$6 Billion of collective experience through cyclical real estate environments, Lucent Capital's team of professionals has a proven track record of delivering sophisticated and creative capital solutions for a wide variety of complex real estate transactions on all major product types. Through tailor-made solutions, executable advice, and reliable financial counsel, Lucent Capital provides its clients with highly specialized advisory services spanning the entire capital markets spectrum.