

NEWS RELEASE
For Immediate Release

Lucent Capital Arranges \$6,300,000 Non-Recourse Bridge Loan to Refinance a 108,169 SF Shopping Center in Bozeman, MT



Beverly Hills, CA - Lucent Capital has arranged a \$6,300,000 non-recourse bridge loan to refinance and stabilize a 108,169 square foot retail center in Bozeman, Montana. "Although the loan has a two year term, our client can prepay at any time after 9 months without penalty. The loan was competitively priced at 6.0% interest only and includes a tenant improvement and leasing commission reserve that will enable our client to stabilize the property", noted Lucent Managing Director Farzin Emrani."

"Lucent quickly sourced several lenders, despite the modest loan size and secondary location of the asset. We selected a lender and negotiated terms that accomplished exactly what we needed to execute our business plan for this asset", commented David Gottlieb, Senior Vice President of Red Mountain Group, Inc. The property has a "Main & Main" location in the center of Bozeman near Montana State University and downtown. Existing tenants at the property include Dollar Tree, Access Fitness, Hastings Entertainment, Bozeman's Casino, and other restaurants and shops.