



NEWS RELEASE  
For Immediate Release

## **Lucent Capital Arranges \$10 Million Non Recourse Bridge Loan for the Acquisition of a R&D/Industrial Building in Carlsbad (San Diego)**

BEVERLY HILLS, CA-- Commercial real estate advisory firm Lucent Capital has arranged a \$10,000,000 senior bridge loan for the acquisition and repositioning of a R&D/Industrial building located in Carlsbad, CA, announced Lucent Managing Director Farzin Emrani.

Research Center Pointe, a 119,561 square foot Class A R&D/Industrial building provides the buyer, Paragon Real Estate Fund, a value add opportunity to stabilize a high quality and well located property with two strong existing tenants in place. The asset is currently 68% occupied providing buyer an opportunity to stabilize the asset by taking advantage of strong tenant demand from numerous life science, telecommunication, and manufacturing companies.

The balance sheet loan provides buyer a term of up to 5 years, has no prepayment penalty after 18 months, and is Non Recourse. The loan was approved subject the third party reports in less than three weeks.

"We were able to help our client structure a loan that gave them sufficient time to lease up the remaining space while maintaining prepayment flexibility," says Emrani. "Research Center Pointe is an example of how we work with our clients and capital sources to structure tailor made solutions.

### **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.