



NEWS RELEASE
For Immediate Release

Lucent Capital Arranges \$16 Million Loan for the Acquisition and Reposition of a Class "A" Medical Office Campus in Glendale, Arizona

BEVERLY HILLS, CA-- Commercial real estate advisory firm Lucent Capital has arranged \$16,040,000 in senior bridge financing for Arrowhead Health Center, LLC, for the acquisition and repositioning of Arrowhead Orchards, a Class A medical office campus located in Glendale, AZ, announced Lucent Managing Director Farzin Emrani.

Arrowhead Orchards medical campus is comprised of two office buildings totaling 103,216 square-foot plus four fully improved pads. The institutional quality buildings were constructed in 2002 and 2006 and situated adjacent to the 217 bed Arrowhead Hospital. The subject property is currently 65% leased to high quality, seasoned tenants and provides an opportunity to increase cash flow by leasing up the asset by taking advantage of its superior location and strong tenant demand.

"Despite the high vacancy and secondary market location, we successfully sourced several competitive loan options for the Borrower from recourse and non recourse lenders," said Emrani. "We have arranged approximately \$40 Million of financing for Arizona office product in the past 10 days."

Terms of the balance sheet portfolio loan included: 75% loan-to-cost leverage, priced at Libor + 2.25% with no floor, with an initial term of 5 years with one 2-year extension option and open to prepayment at any time without a penalty.