



NEWS RELEASE
For Immediate Release

Lucent Capital Arranges \$11.3 Million in Bridge Financing for the Acquisition of a 66,010 SF Medical Office Building Complex in Glendora, CA

BEVERLY HILLS, CA-- Commercial real estate finance and investment advisory firm Lucent Capital has arranged \$11,300,000 in bridge financing for the acquisition of Foothill Medical Arts Building, a 66,010 medical office building complex located in Glendora, CA.

The property consists of two buildings plus a developable pad and is located immediately adjacent to a 105 bed hospital and 120 bed skilled nursing facility. The buildings were built in 1967 & 1980 and were subsequently renovated in 2011. "This bridge loan provides a five year fixed interest rate at 3.5% with prepayment flexibility" said Lucent Capital Managing Director Farzin Emrani. "The borrowers will have the option to either keep the loan through maturity at a very low fixed interest rate or to refinance with a permanent loan after they have executed their business plan and potentially cash out."

Details on the loan are as follows:

Term: 5 Years Interest

Rate: 3.5% Fixed

Prepayment Penalty: Step down 3-2-1-0-0

Release Clause for Developable Parcel

Recourse

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.