



NEWS RELEASE
For Immediate Release

Lucent Capital Arranges \$12.25 Million Construction Loan for the Development of Two Medical Office Buildings in Henderson, NV

BEVERLY HILLS, CA-- Real estate advisory firm Lucent Capital has arranged \$12.25 Million in construction financing for Seven Hills, a 45,692 sq. ft. and a 22,763 sq. ft. medical office buildings located near St. Rose Hospital in Henderson, Nevada, announced Lucent Managing Director Farzin Emrani.

Lucent Capital worked on behalf of the borrower, Stable Development, to secure the loan in less than six weeks from start to finish. The recourse loan was 75% LTC and 75% LTV and was priced at Prime + 1.50% with a 4.90% floor.

This is the second loan Lucent Capital has closed in Nevada in as many months. The first loan was a \$12 Million note financing secured by a broken condominium in Las Vegas.

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.