



NEWS RELEASE  
For Immediate Release

## **Lucent Capital Arranges \$12.1 Million Permanent Loan for Apartment Community Located in La Puente, California**

BEVERLY HILLS, CA-- Commercial real estate advisory firm Lucent Capital has arranged \$12.1 Million in permanent financing for Villa Las Brisas, a 104-unit apartment community in La Puente, California, announced Lucent Managing Director Steven Yazdani.

Lucent Capital worked exclusively on behalf of the borrower, Villa Las Brisas LLC, to secure the loan. Loan proceeds were used to retire existing debt on the property. The 120-month term, non-recourse portfolio loan was priced at an interest rate of 4.9% and included one year of interest only debt service. Affiliates of the borrower have been involved in more than \$5 billion of multifamily investments in Southern California.

Villa Las Brisas, which was originally built in 1963 and renovated in 2008 is currently 98 percent occupied. Situated on a five-acre site near Azusa Avenue and Valley Boulevard, Villa Las Brisas features 104 two-bedroom units in 26, four-plex buildings.

### **About Lucent Capital**

Lucent Capital ([www.lucentcapital.com](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.

