



NEWS RELEASE
For Immediate Release

Lucent Capital Secures \$13,000,000 Permanent Loan to Refinance Multi-Tenant Retail Center in Los Angeles, CA

BEVERLY HILLS, CA-- Commercial real estate advisory firm Lucent Capital has arranged \$13,000,000 in non-recourse long term fixed rate financing for the Glen Centre, an iconic multitenant retail center in Los Angeles.

The non-recourse loan will enable the borrowers to refinance the current debt with a 10 year fixed rate term with 3 years of interest only and provides cash out.

Located at 2920-2964 N. Beverly Glen Circle, the 38,251 square foot community retail center is situated in an affluent residential community in the hills north of Bel Air and Beverly Hills. The tenant mix is comprised of high quality, seasoned tenants including One West Bank, Starbucks and a complementary mix of locally owned boutiques and restaurants. Built in 1976, the Glen Centre has been family owned and operated since its development.

"The unique nature of the property's location and complementary tenant mix contributed to securing attractive terms for our client", says Lucent Managing Director Steven Yazdani. "There is truly no competition in the area and historically, the property has never had below a 90% occupancy rate since the 1980's."

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.