



NEWS RELEASE
For Immediate Release

Lucent Capital Arranges \$10.6 Million Bridge Financing for a Mixed Use Property Located in the “Golden Triangle” of Beverly Hills, California

BEVERLY HILLS, CA-- Commercial real estate advisory firm Lucent Capital has successfully arranged \$10.6 Million in bridge financing for a 22,000sf office and retail property located within the prestigious Beverly Hills Golden Triangle, announced Lucent Managing Director Steven Yazdani.

“The transaction was time-sensitive and particularly challenging because of the high loan per square foot (\$483) and luxury high fashion retailers who occupy the retail component,” said Lucent Capital Managing Director Steven Yazdani.

Lucent Capital worked exclusively on behalf of the borrower, Brighton Way, Ltd., to secure the loan. Loan proceeds were used to retire existing debt on the property. Affiliates of the borrower are one of the most dominant owners of retail properties in Beverly Hills. The subject property consists of 13,000sf of retail and 8,000sf of office space.

About Lucent Capital

Lucent Capital (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.