



NEWS RELEASE
For Immediate Release

Lucent Capital Arranges \$10,500,000, 88% LTC Construction Financing for a 77% Pre-Leased Retail Development in Las Vegas, NV

Beverly Hills, CA – Commercial real estate finance and investment advisory firm Lucent Capital has arranged a high leverage construction loan totaling \$10,500,000 for an affiliate of Brentwood Capital Partners. The loan proceeds will be used to payoff the existing A&D loan and fund the construction of a long term ground leased pad plus five buildings totaling 23,400 rentable SF.

“Lucent Capital takes great pride in identifying non traditional capital sources, in this case a Canadian pension fund advisor,” announced Lucent Capital Managing Director Adam Emrani. “The borrower has the option to roll the construction loan into a three year bridge loan priced at Libor + 4.0%.”

The development is situated on 4.3 acres on one of the highest trafficked areas of Southwest Las Vegas less than a ¼ mile south of the 215 Freeway. The time to complete construction is expected to be less than 12 months.

Brentwood Capital Partners, a long time client of Lucent Capital, is a real estate private equity investment firm based in Santa Monica. “Working with Adam and the entire Lucent team was a tremendous and seamless experience in securing this loan in the very challenging Las Vegas market,” said Wilbur Lin, BCP’s Senior Vice President. BCP has a diverse portfolio in major MSAs across the Country, and currently has eight (8) developments on going 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.