



NEWS RELEASE
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Lucent Capital Secures \$17.22 Million Loan To Refinance Sacramento, CA Office Complex



BEVERLY HILLS, CA-- Commercial real estate advisory firm Lucent Capital has arranged \$17,220,000 in senior financing for the Miller Family Companies for the refinance of two Class A office buildings located in the Sacramento submarket of Roseville, CA announced Lucent Managing Director Steven Yazdani.

Located at 1504 and 1512 Eureka Road, each are institutional quality three-story office buildings of approximately 75,000 square feet and are leased to high quality, seasoned tenants including Wells Fargo Bank, Roseville Bank of Commerce, CB Richard Ellis and Old Republic Title Company. Built in 2000 and 2001, the buildings have common conference rooms as well as workout facilities for the tenants and their employees.

After acquiring the assets in 2005, the Miller Family Companies executed a capital improvement program that included extensive interior renovations in order to maintain the integrity of the premier buildings in the Roseville market. The buildings are part of the Eureka Corporate Center, which also includes 1544 Eureka Road, a two-story, 51,367 square-foot Class A office building. The Eureka Corporate Center is the centerpiece of the Eureka Corporate Plaza, a high visibility office park near highways 80 & 65 in the Roseville's major business corridor.

The loan proceeds are being used to pay off the existing debt on the property.