



NEWS RELEASE
For Immediate Release

Lucent Capital Arranges \$22,500,000 of JV Equity & Debt for Infill Redevelopment Project

BEVERLY HILLS, CA - Commercial real estate finance and investment advisory firm Lucent Capital has arranged \$22,500,000 in JV Equity & Debt financing for an affiliate of the Shopoff Land Fund II, L.P., to acquire and re-entitle 18.6 acres of prime infill land in Inglewood, CA.

"The financing totaled 82% of cost and included both Joint Venture Equity and a fixedrate Non-Recourse Bridge Loan," noted Lucent Managing Director Farzin Emrani. "The capital enabled our client to close on the property quickly and meet the seller's yearend deadline. The loan was structured with an interest reserve which helps carry the property during the entitlement process."

"The site currently includes approximately 475,000 SF of vacant and underutilized commercial and medical space. The business plan for the property is to process entitlements for a much higher and better use, which could include the redevelopment of up to 363 for-sale townhomes," noted Lucent Senior VP Ethan Schelin.

The property is centrally located near the intersection of the 405 and 105 Freeways, and in close proximity to LAX, the South Bay, the Port of Los Angeles, and the rest of the LA Basin. Groundbreaking could be as soon as spring 2015.

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.