NEWS RELEASE
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Lucent Capital Arranged $29,250,000 Non-Recourse Permanent Loan to Refinance a 345,600 SF Flex Office Building in Austin, Texas

BEVERLY HILLS, CA - Commercial real estate finance and investment advisory firm Lucent Capital has arranged $29,250,000 in permanent non-recourse financing secured by Met Center 10, a 345,600 square foot Class A flex office building in Austin, Texas.

The non-recourse loan enabled the borrower, a TIC investment group formerly sponsored by Breakwater Equity Partners, to refinance their existing debt and complete a structural upgrade program that remediated prior movement to the property's foundation. The loan has a fixed interest rate of 4.85% for 10 years and also includes a capital improvement holdback that will allow the borrower's to reconfigure a parking lot and create an additional 100 parking spaces for the tenants over the next several months.

Despite the many challenges facing this transaction including the roll up of a Tenant in Common structure, special use build out, binary nature of the cash flow and recent structural property issues, Lucent Capital was successful in securing competitive financing terms for its client.

"Our strong relationships with capital providers enabled us to secure fixed rate financing at a favorable structure with a very attractive interest rate," said Lucent's Senior Vice President, Ethan Schelin. Met Center 10 is located within the Met Center Business Park, a 550-acre master planned mixed-use development in southeast Austin near the Austin-Bergstrom International Airport. The property was built in 2001 and is 100% occupied by two tenants; the State of Texas Department of Insurance and Pharmaceutical Product Development (PPD). "This was a very complex transaction that required a high level of technical expertise" said Jack Rose, Chief Strategist for Breakwater Equity Partners. "We could not have completed this loan without the creativity and perseverance of the team at Lucent. The property is now fully stabilized and the investors will be able to look forward to years of steady distributions."