



NEWS RELEASE
For Immediate Release

Lucent Capital Secures \$7,450,000 Million Cash Out Permanent Financing for Mixed Use Property in Pasadena, CA



Beverly Hills - Commercial real estate finance and investment advisory firm Lucent Capital has arranged a \$7,450,000 cash out permanent financing for a mixed use property in Pasadena.

This was an REO asset that Lucent identified and helped their client acquire for \$4,525,000 with high leverage financing. The loan proceeds return all of the equity originally invested plus a strong profit. The 70% LTV loan was fixed at a 4.12% interest rate for 10 years and is non recourse. "This transaction demonstrates both Lucent's finance and investment advisory capabilities," announced Lucent Capital Manager Director Adam Emrani. "Our platform is increasingly focused on not only arranging the entire capital stack but also identifying off-market or lightly marketed acquisition opportunities for our clients.

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.