

NEWS RELEASE
For Immediate Release

Lucent Capital Closes \$14 Million Senior Loan for Retail Center in Mission Viejo, CA



Beverly Hills, CA – Commercial real estate finance and investment advisory firm Lucent Capital has arranged \$14 Million in senior financing to recapitalize a 38,189 square foot neighborhood retail center located in Mission Viejo, California, announced Lucent Managing Director Steven Yazdani.

The property was built in 1977 and consists of 3 buildings and 2 pads situated on over 3.5 acres directly adjacent to the San Diego Freeway. The asset was recently renovated and currently leased to a number of national and regional tenants. The 10-year, non recourse financing carries a 4.25% fixed interest rate with flexible prepayment options and was provided by an offshore bank. The loan proceeds are being used to refinance the existing debt and provide sponsor equity recapture.

About Lucent Capital

Lucent Capital (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 \$7 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.