



NEWS RELEASE  
For Immediate Release

## **Lucent Capital Secures \$33.3 Million Non-Recourse, Cash-Out Senior Financing with 5 years of Interest Only from Offshore Bank**

BEVERLY HILLS, CA-- Commercial real estate advisory firm Lucent Capital has arranged \$33,300,000 in senior financing for the refinance of Hacienda Center, a 122,403 square foot grocery anchored neighborhood shopping center located in the affluent community of Hacienda Heights, California, announced Lucent Managing Director Steven Yazdani.

Located at the intersection of Colima Road and Azusa Avenue, the well-located property is located directly across the Puente Hills Mall near the 60 freeway. Hacienda Center is currently 92% occupied with high performing tenants including 99 Ranch Market (an Asian American supermarket chain), Bank of America, California Bank & Trust and Corner Bakery.

The 10-year, non-recourse financing provides 5 years of interest only followed by 30-year amortization and was provided by an offshore bank. The loan proceeds are being used to refinance existing debt, provide sponsor equity recapture and funds for additional minor capital improvements.

### **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.