

NEWS RELEASE  
For Immediate Release

## Lucent Capital Secures Three Loans Totaling \$28.5 Million To Refinance Retail Assets



BEVERLY HILLS, CA-- Commercial real estate finance advisory firm Lucent Capital has arranged \$28.5 million in senior debt to refinance three retail assets. The loans, which were funded separately, were secured by a shopping center in Las Vegas, NV and two adjacent centers in Irvine, CA.

Each loan features an attractive fixed rate of 4.25%, 10-year-term, non-recourse with a flexible prepayment structure. The loan proceeds are being used to pay off the existing debt on each property. All three loans were provided by a balance sheet portfolio lender. The Irvine properties, adjacent neighborhood shopping centers totaling 81,944 square feet, are 95% occupied and are shadow anchored by strong credit tenants including Ralph's Supermarket, McDonald's, Taco Bell, CVS Pharmacy and Chase Bank. The Las Vegas asset is a 93% occupied, 39,413-square-foot retail center and includes several national and regional automobile care related tenants.

### 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.