



NEWS RELEASE
For Immediate Release

Lucent Arranges Permanent Financing for Multi-Tenant Retail Center

BEVERLY HILLS, CA-- Commercial real estate advisory firm Lucent Capital has arranged permanent financing for a Staples and PetSmart anchored multi-tenant retail center totaling 53,000sf located in San Juan Capistrano, California, announced Lucent Managing Director Steven Yazdani.

Lucent Capital worked exclusively on behalf of the borrower to secure the loan. Loan proceeds were used to retire existing debt on the property. The 60-month term, non-recourse portfolio loan was priced at an interest rate of Libor +3.00%. Affiliates of the borrower have transacted over \$500 Million of assets since 1993.

The subject property was built in 1987 and is currently 100% percent occupied. Situated on a 5.5-acre site on Doheny Park Road, the subject property is shadow anchored by Costco and anchored by Staples and PetSmart.

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 \$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.