



NEWS RELEASE
For Immediate Release

Lucent Capital Represents Buyer in Acquisition of 50,000 SF Retail & Office Complex; Raises 94% of Total Project Cost through High Leverage Debt and JV Equity

Beverly Hills, CA – Lucent Capital, a Beverly Hills-based commercial real estate advisory firm, represented a Beverly Hills-based real estate investment firm in the acquisition and financing of a 50,000 square-foot retail and office complex in Thousand Oaks, CA, announced Lucent Managing Director Farzin Emrani.

Relying on an extensive network of traditional and non-traditional capital sources, the financing included a high leverage bridge loan and joint venture equity. The bridge financing was funded by a Los Angeles-based Family Office. The non-recourse loan was 88 percent LTC, with a prepayment option after 12 months. The lender committed to the project in two weeks. The joint venture equity partner was a high net worth individual.

“This transaction showcases Lucent's ability to bring value to our clients, both by identifying investment opportunities and for accessing high leverage, off the radar capital sources, “ says Emrani.

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.