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DEAL-WRAP

LOS ANGELES-Quantum Capital Partners, a leading mortgage-banking firm, has secured a \$22.345-million, five-year fixed-rate loan at 4% to refinance a four-story, 92,401-square-foot mixed-use office and showroom building downtown at 777 East 10th St. in the Fashion District. The building is 98.8% leased but has high rents per square foot, and leases are only for one to three years. The borrower elected to complete the transaction with a flexible community bank despite attracting multiple CMBS lenders.