



FOR IMMEDIATE RELEASE

### **QUANTUM CAPITAL REFINANCES 3 PROPERTIES FOR \$38.75M**

Beverly Hills, CA, September 5, 2012 – Quantum Capital Partners, a leading mortgage banking firm, has secured a 3.90%, 10 year fixed loan for the Emil Brown building, a mixed use project located in downtown Los Angeles. Freddie Mac funded the \$10.5M non-recourse loan which was highly unusual in that 32% of the total income came from non-residential sources including retail, billboard advertisement and a cell site.

The property was originally built in 1922 and designed by architect John M. Cooper. Nazco Equities, LLC purchased the five-story, historic building in 2001 and began a \$6 million renovation in 2008. The 18-month renovation converted the building from a clothing manufacturing facility to 39 live-work lofts, with 13,100 square feet of ground-floor retail space that currently includes a Starbucks and a Subway.

Quantum Capital has arranged 17 separate loans for Nazco Equities, LLC, an affiliate of South Park Group. Jonathan Hakakha, Quantum Capital's Managing Director, said, "This client focuses on value-add opportunities and is highly experienced at repositioning commercial properties. Their experience and resources enabled them to take on a project of this type even when there was a lot of uncertainty in the marketplace."

Quantum Capital has also secured \$28.25M in loans to refinance two multifamily assets for the Huang Family Trust. The sub 4.00%, 10 year fixed loans were secured through Fannie Mae. "The borrowers sought high leverage and low interest rate. Through Fannie, we were able to accomplish both within a short timeframe," said Mike Yim, Managing Director at Quantum Capital.

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#### **About Quantum Capital Partners, Inc.**

*Quantum Capital Partners is a leading mortgage banking firm that provides comprehensive real estate finance and advisory services across all major asset classes. With more than \$2 billion of debt and equity financing experience nationwide, Quantum's principals have developed a diverse network of capital providers that allows their clients to benefit from customized financing structures that encompass the entire capital stack. Quantum's comprehensive knowledge of the capital markets enables them to deliver qualified advice through insightful solutions to complex issues.*