



FOR IMMEDIATE RELEASE

QUANTUM CAPITAL SECURES FINANCING FOR LOS ANGELES OFFICE BUILDING

Beverly Hills, CA, February 12, 2013 – Quantum Capital Partners, a leading mortgage banking firm, has secured a new acquisition loan in the amount of \$4.375 million fixed for five years at 3.8 percent interest. The financing closed the acquisition of a 50,440-square-foot office building located at 1122 West Washington Boulevard in Los Angeles.

Quantum Capital Managing Director Jonathan Hakakha noted, “The property had expenses well above market and during the course of loan processing, three new leases were signed. We got the lender to underwrite to proforma expenses and despite a lack of seasoning, all the new leases. This greatly increased the NOI. Also, the property appraised above the purchase price and we were able to get the lender to lend based on appraised value basis versus the traditional loan to purchase price. This enabled our clients to greatly reduce their equity requirement in the transaction.”

This is the twelfth assignment Quantum Capital has completed for this borrower.

The well maintained, three-story, concrete and glass building is situated on an 114,127-square-foot site on the edge of downtown. Pep Boys originally developed the property in 1984 to serve as their corporate headquarters and they will continue as the anchor tenant retaining all of the original 5,957 leased square feet. Other tenants include Avon Products, which occupies 19,000 square feet; the U.S General Services Administration, which has a 14,830-square-foot regional office; and the National Association of Latino Elected and Appointed Officials, which occupies 11,807 square feet.

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About Quantum Capital Partners

Quantum Capital Partners (www.quantumcp.com) 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.