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## **Mortgage Financing**

**Los Angeles, CA**

### **Quantum Arranges Ten Year Fixed Loan for Retail/Office Building**

Quantum Capital exclusively represented a longtime client in refinancing a 21,220-square-foot two-story retail/office building located near the intersection of Melrose and La Brea Avenue in Los Angeles, CA announced Quantum Capital Managing Director Jonathan Hakakha.

The property, with tenants that include AAA, Aaron Brothers and U.S. Bank, is situated at the intersection of La Brea and Melrose Avenue, in the heart of one of Los Angeles' most popular shopping and socializing districts -- full of urban antiques stores, art galleries, vintage clothing shops and some of the city's top restaurants.

The \$5.56 million loan is fixed for 10 years with an interest rate of 3.85% and a 5-year step down prepay. Quantum Capital identified a community bank that recently re-entered the lending market after a few years of sitting on the sidelines. "The lender was offering rates significantly below market in order to attract experienced and high net worth borrowers. We are pleased that we were able to identify the reemergence of the lender and able to connect one of our longstanding clients with them," said Mr. Hakakha.