



Quantum Capital Arranges \$2M Second TD on Mixed Use Building in LA's Fashion District

Beverly Hills, CA, October 4, 2013 | Commercial real estate finance and advisory firm Quantum Capital Partners has secured a \$2 million second trust deed on a 12,000SF multi-use building in a popular area of DTLA's Fashion District. The four-year fixed rate loan has a 4.5% interest rate.

The property is located at 1145 Towne Avenue, just north of 12th Street at the intersection of Ducasse Alley. The building, which is situated on a 5,950-square-foot lot, is 100% occupied by wholesalers that pay rents in excess of \$100 per foot.

Originally built in 1922, the building was completely renovated by the current owner in 2009. The property's 11,800 square feet of rentable space includes nine, two-story suites atop showrooms on the street level.

Last year, Quantum Capital arranged a first trust deed of \$6.3 million for this asset. Quantum Capital has also secured multiple loans for Fashion District owners over the past 18 months.

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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 \$3 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 expert advice for complex real estate transactions.