



## **Quantum Capital Partners Arranges \$10M Loan to Refinance Jewelry District Building**

**Beverly Hills, CA, November 14, 2013** | Quantum Capital Partners, a real estate finance and advisory firm, has successfully arranged a \$10 million loan to refinance a commercial building located in Downtown Los Angeles' Jewelry District, announced Quantum Capital's Managing Director Jonathan Hakakha.

The 25% recourse loan has a fixed rate of 4.75% for seven years with a step-down prepay. After the initial fixed rate term, the borrower has the option to fix the rate for another three years or float the loan at a variable rate. "The cash-out loan was challenging to place because rent collections have been historically low and occupancy rates have not returned to levels achieved prior to 2008 for this area of downtown Los Angeles. We were pleased to find a lender that offered extremely favorable terms for our client," noted Jonathan Hakakha.

Quantum Capital's expert knowledge of the various submarkets in downtown Los Angeles, combined with its vast capital sources, has led to financing in excess of \$125M this year for properties located in the Jewelry District, Garment District, Historic Core, and Toy District. Quantum Capital is on pace to complete \$320M in financing assignments for 2013 – properties financed include retail, office, industrial, multifamily, and hospitality.

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### **About Quantum Capital Partners**

Quantum Capital Partners ([www.quantumcp.com](http://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.