



Quantum Capital Secures \$13,000,000 Permanent Debt for Class A Office

Beverly Hills, CA, January 22, 2014 | Commercial real estate finance and advisory firm Quantum Capital Partners has secured a \$13 million cash-out loan for Beverly Quest, LLC, an affiliate of South Park Group. The 36,703 SF, six-story, Class A office building with 106 parking spaces is located a few blocks east of Cedars Sinai Medical Center and the Beverly Center at 8201 Beverly Boulevard, Los Angeles, CA.

Beverly Quest, LLC purchased the vacant building in October, 2012 with an \$11 million loan secured by Quantum Capital. By October, 2013, the building was 100% leased to a diverse mix of tenants that include entertainment media, fashion and medical professionals.

Built in 1964, the building was redesigned by Morphosis Architects and renovated in 1991. Upgrades included granite façades to both the interior and exterior. In 1992, 8201 Beverly was recognized by America Institute of Architects (AIA) with an AIA California Council Honors Award and AIA Los Angeles Award.

“The first loan was structured with an initial \$9 million funding along with holdbacks for tenant improvements, leasing commissions, capital expenditures, and interest reserve,” commented Quantum’s Managing Director Jonathan Hakakha. “The second loan provided cash-out to the borrower while reducing their cost of debt. We are pleased to have successfully placed two loans in 15 months tailored specifically to our client’s business plan for the property,” he added.

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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.