



Quantum Capital Secures \$5.45M Loan to Refinance Creative Office Building

Beverly Hills, CA, April 3, 2014 | Commercial real estate finance and advisory firm Quantum Capital Partners (QCP) has secured a \$5.45 million loan on behalf of Beverly Flores Equities, LLC, to refinance a four-story office building at 8322 Beverly Boulevard, in Los Angeles, announced Quantum Capital Managing Director Jonathan Hakakha.

Originally built in 1970, the owner, an affiliate of the South Park Group, purchased the 19,698-square-foot creative office building in 2007 with a renovation/bridge loan secured by Quantum Capital. The asset was stabilized in 2008 at which time QCP then secured a permanent loan.

The building, which is configured as creative office space with exposed pipes and brick, is in West Hollywood, an area popular among media, entertainment, and fashion companies.

“This asset had a significant amount of lease rollover in 2013 and because of the owners strong presence in this submarket, the building was quickly leased and is currently 100% occupied,” said Hakakha, explaining that this is the third loan his firm has arranged for this asset. The new seven-year, 4.25% fixed rate loan was provided by the same lender who recently closed two other transactions for this owner. “In early 2013, we were able to identify a lender that was re-entering the marketplace after spending several years cleaning up their balance sheet. We are pleased that our client was able to capitalize on the competitive loan terms the lender was offering,” said Hakakha.

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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.