



## Walmart-Anchored Building in LA's Chinatown Refinanced with New First TD for \$11 Million

July 22<sup>nd</sup>, 2014



Quantum Capital Partners has arranged an \$11 mil first mortgage loan to refinance a Walmart Neighborhood Grocery-anchored mixed-use building near Downtown Los Angeles' Chinatown.

The loan is secured by the first two floors and subterranean parking garage of a six-story building located at the northeast corner of N. Grand Ave and Cesar Chavez Avenue, opposite the Ramon C. Cortines School of Visual & Arts.

The 33k sf Walmart, which opened in August 2013, and three local restaurants occupy 100 percent of the building's street-level retail. The 30k sf office space on the second floor is 90 percent leased. A senior housing facility, which occupies the top four floors, was not part of the collateral.

The five-year, variable rate loan allowed the borrower, a local developer operating as 602 N. Grand Avenue LP, to refinance at much more favorable terms and take cash out of the property it developed and has owned since 1991.

Quantum Capital's Managing Director Mike Yim arranged the financing, which was provided by a wholly owned subsidiary of one of the largest banks in Asia. According to Yim, in addition to closing the cash-out financing within 45 days, they also negotiated a significant reduction in the existing pre-pay penalty with the borrower's previous lender.