



## **Quantum Capital Secured \$12.4 Million Loan for the Acquisition of a Retail Portfolio in Mesa Ridge, Colorado**

**Beverly Hills, CA, January 20, 2016** | Quantum Capital Partners on behalf of Robhana Group, Inc. and Starboard Realty Advisors has secured \$12.4 million in short-term debt for the acquisition of six retail properties located within the 575,000-square-foot Markets at Mesa Ridge, a regional shopping center near Colorado Springs, CO.

The financing is secured by four multi-tenant and two single-tenant buildings totaling 65,418 square feet. Shadow anchored by Safeway and Lowes, the six buildings are 100 percent leased. Tenants include a mix of local and national retailers including Family Dollar, Starbucks, Noodles and Company, Jersey Mike's, Subway, and Pizza Hut.

One of the assets was acquired as a 1031 Exchange necessitating two separate transactions, each requiring its own financing, according to Quantum Capital Partners Managing Director Jonathan Hakakha, who along with partner Mike Yim arranged the financing.

"With a strict closing date dictated by a defeasance for the seller, and two escrows, it was critical to work with a lender that would move quickly and offer certainty of execution on the simultaneous closings," said Hakakha. "With all the moving parts, we were able to secure attractive financing within 40 days of getting the assignment."

The larger of the two loans, secured by five of the assets in the portfolio, included built-in release provisions giving the sponsor the freedom to sell each parcel individually. Both loans, which were provided by the Los Angeles office of a Korean bank, featured a three-year term and were priced at 3.375%.

The Markets at Mesa Ridge is a Class A regional shopping center in Fountain, CO, 20 miles south of Colorado Springs. Developed by Palo Alto, CA-based Nearon Enterprises in 2008, The Markets at Mesa Ridge is the dominant retail center in the Fountain trade area, serving a local population of 73,500 and more than 26,000 military personnel at nearby U.S. Army facility Fort Carson.

### **About Quantum Capital Partners**

Quantum Capital Partners ([www.quantumcp.com](http://www.quantumcp.com)) is a boutique real estate capital advisory firm that provides creative capital solutions to real estate investors and developers.

We have more than \$4 billion of debt and equity financing experience nationwide across all major asset classes. With a diverse network of domestic and international capital providers and a comprehensive knowledge of the capital markets that encompasses the entire capital stack, Quantum consistently delivers executable advice and customized financing solutions on every assignment, regardless of size or complexity.