

Quantum Capital Partners See Spigot Opening for Construction Debt; Arranges \$16.5MM Loan for Walnut Creek Apt Project

February 15, 2018 | <http://news.theregistrysf.com/quantum-capital-partners-see-spigot-opening-construction-debt-arranges-16-5-mm-loan-walnut-creek-apartment-project/>

Beverly Hills, CA (February 14, 2018) – Real estate capital advisory firm **Quantum Capital Partners** has arranged two construction loans totaling \$54.5 million, for the development of a creative office building in Culver City, CA and a multifamily community in Walnut Creek, CA.



Quantum Capital Partners arranged a \$16.5 million construction loan on behalf of **The Robhana Group** for a 48-unit mixed-use apartment complex in Downtown Walnut Creek, CA. The five-story, 48-unit, apartment building located at 1716 North Main Street in Walnut Creek also will include more than 2,700 square feet of ground level retail. The residential component will feature a mix of studio, one- and two-bedroom rental units with amenities that include a rooftop jacuzzi, sun beds, a barbecue area and an outdoor TV. The multifamily development will be one of the first in the area to feature an automated car stacking system. The financing features an eight-year term with a fixed-rate interest only component during the first three years of the loan.

“We have seen an increase shift in lenders’ appetite for construction debt between the first half of 2017 and the beginning of 2018,” said **Quantum Capital Managing Director Jonathan Hakakha**. “Based on our conversations with multiple lenders and the amount of construction loans we have under application, we expect an ample supply of construction debt in 2018.”

Quantum also secured \$38 million in construction financing on behalf of Los Angeles-based **Runyon Group** for the third phase of **PLATFORM**, a 66,000-square-foot mixed used development in Culver City’s Hayden Tract neighborhood. The 54-month loan is being used to finance the construction of a four-story mixed-use commercial building located at 8888 Washington Boulevard. When completed in Summer 2019, the modern glass and concrete structure, being built by Millie and Severson General Contractors, will feature 60,000 square feet of office space above 6,000 square feet of street level retail and a three-level fully automated subterranean parking garage. The garage is designed to accommodate an above-market parking ratio of 3.47.

“Identifying a capital source to provide construction financing on a project with a speculative office element was extremely challenging,” said Hakakha. “However, after conducting a thorough market survey, we demonstrated the high velocity of leasing activity and demand for 20,000 SF floor plates offered by PLATFORM. Users of these efficient spaces include new media, content providers and production companies.”

“The strength of sponsorship combined with the success of PLATFORM’s first and second phase enabled us to secure a construction loan with very attractive terms,” added **Quantum Capital Partners Managing Director Mike Yim**.

In the last six months, Quantum Capital has arranged more than **\$140 million in construction financing** including a \$40.4 million loan for the development of an 80,000-square-foot, mixed-used project in coastal Los Angeles County. Details of the Los Angeles project are confidential.

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. We have more than \$5 billion of debt and equity financing experience nationwide, working with a wide and diverse network of capital providers. Combined with our comprehensive knowledge of the capital markets that encompass the entire capital stack, Quantum repeatedly delivers expert advice and customized financing solutions on the most complex real estate transactions.