

FOR IMMEDIATE RELEASE

**PCCP, LLC PROVIDES \$29.1 MILLION SENIOR LOAN FOR THE ACQUISITION OF
AN EIGHT-STORY OFFICE BUILDING IN EL SEGUNDO, CALIFORNIA**

Los Angeles, CA, January 19, 2018 – PCCP, LLC announced today that it has provided a \$29.1 million senior loan to a joint venture of Stanton Road Capital and Second City Real Estate for the acquisition of an eight-story office building totaling 88,923 square feet along with a six-level parking garage, in El Segundo, Calif. The property is located at 898 Sepulveda Boulevard within the South Bay market of Los Angeles, California. The financing was arranged by David Milestone and Brett Green of NKF Capital Markets.

Built in 1979 and renovated in 2000, the property is well positioned with visibility on Sepulveda Boulevard, a major thoroughfare with high traffic counts. The parking garage serves both the office building and airport parking operations and provides a stable source of revenue for the project. The asset is also located near major transportation hubs including the LAX Airport, the 105 and 405 freeways, and the Los Angeles Metro Green Line.

“PCCP saw this as an opportunity to originate a senior loan in a strong submarket to a locally based borrower,” said Mike Johnson, vice president with PCCP. “This is PCCP’s second loan to Stanton Road Capital and Second City and we are excited to complete another transaction together.”

898 Sepulveda is located in the South Bay market which continues to see demand for office space from a variety of tenants. The area offers an educated workforce, business friendly environment, and proximity to some of the most desirable residential communities in Los Angeles including Manhattan Beach and Palos Verdes. El Segundo has been one of the top performing office submarkets of Los Angeles in recent quarters and it is home to major job centers and Fortune 500 tenants.

About PCCP, LLC: PCCP, LLC is a premier real estate finance and investment management firm focused on commercial real estate debt and equity investments. PCCP has approximately \$6.8 billion in assets under management on behalf of institutional investors. With offices in New York, San Francisco and Los Angeles, PCCP has a proven track record for providing real estate owners and investors with a broad range of funding options to meet capital requirements. PCCP originates and services each of its investments, ensuring that clients benefit from added value and outstanding investment returns. Since its inception in 1998, PCCP has successfully raised, invested and managed over \$14.8 billion of institutional capital through a series of investment vehicles including private equity funds, separate accounts and joint ventures. PCCP continues to seek investment opportunities with proven operators seeking fast and reliable capital. Learn more about PCCP at www.pccpllc.com.

About Stanton Road Capital: Stanton Road Capital, LLC ("SRC") is a Los Angeles-based investment management firm focused on direct commercial real estate investments and select private equity strategies. SRC pursues core-plus, value-add, and opportunistic real estate investments within its target

markets Southern California, Texas and select Midwest cities. SRC targets underperforming middle-market commercial office, retail, parking and medical properties in need of a comprehensive re-leasing strategy, physical repositioning, and building amenity upgrades. SRC currently owns and operates a portfolio in excess of 4 million square feet and is actively investing on behalf of its institutional, family office, and private capital partners.

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