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Canyon-Johnson Urban Fund Provides Senior Loan to BOSC Equities to Renovate Brea Plaza Shopping Center in Southern California

Improvements on 15-Acre Site Will Aid Larger Revitalization Efforts in the City of Brea

LOS ANGELES--([BUSINESS WIRE](#))--Canyon-Johnson Urban Fund has provided a \$28 million senior loan to BOSC Equities for the renovation of Brea Plaza, a 150,000 square-foot neighborhood shopping center first built in 1976, and last renovated more than 15 years ago when BOSC acquired the property.

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The senior loan from CJUF will help fund a renovation plan that will increase the center’s leasable space by approximately 15,000 square feet, expand parking capacity and improve access from local roads. A municipal bond issuance facilitated by the City of Brea will provide the necessary funding to cover an adjacent flood channel, resulting in additional parking, better vehicle access and enhanced views.

Improving this center has been a major priority for the City of Brea’s revitalization efforts. Brea Plaza, perceived as a significantly outdated retail center due to vacancy and need for modernization, serves as a gateway to the city because of its location adjacent to the busy 57 freeway.

The property is located on a highly visible site that boasts significant freeway frontage and sits adjacent to one of the most highly-traveled off-ramps in Southern California. BOSC Equities has

worked with the City of Brea to generate new renovation plans that will help increase occupancy levels in the shopping center and build on the City's continued campaign to revitalize its retail corridor.

To reposition the center, BOSC has been buying out existing leases in advance of the renovation, and has signed new leases with national and regional retailers who will move into the center once the renovation is complete. Existing tenants include Borders, Lucille's Smokehouse, Starbucks, AT&T, Denny's and Buca Di Beppo. The post-renovated center is substantially pre-leased to exciting new tenants including Brea 5 Cinemas, Total Wine & More, Chick-Fil-A and Panera.

"The City of Brea has a long history of successful public/private partnerships, which make our community the economic and business center of North Orange County," said Ron Garcia, Mayor of the City of Brea. "We congratulate BOSC Equities on this upcoming project and we welcome their expanded mix of tenants. We like to say, 'It's better in Brea,' and I'm confident they will find this to be true."

"Canyon Johnson is pleased to provide financing to enable BOSC to move forward with the redevelopment of this center that sits at a great location with superb visibility in Brea," said CJUF Managing Partner Bobby Turner. "The Brea shopping center transaction is consistent with Canyon's continued desire to provide capital to sponsors for acquisition and re-development opportunities that will benefit residents in densely populated, diverse communities. We are confident that these long-overdue renovations and the overall repositioning of the center will not just improve the shopping center itself, but serve as an important piece of the revitalization puzzle for the City of Brea," Turner added.

"We are thrilled to secure a senior loan from Canyon-Johnson," said Waad Nadhir, President and majority owner of BOSC Equities. "They have a tremendous record of success working with companies like ours to breathe life and value into an aging center that has as much potential as Brea Plaza. The CJUF team understood the nature of this type of retail redevelopment as well as the various elements of the project including the bond financing. Upon completion and ultimate lease up, this center will be updated to modern standards and will provide greater shopping, dining and entertainment options for the area," he added.

The renovation and streetscape improvements, which are a high priority for the city, will be a major upgrade for this highly-visible intersection. The renovation project is expected to break ground in January of this year, with a completion targeted for December. KPRS Construction Services will serve as the general contractor for the project with Architects Orange as the leading architect. The property is currently managed by Coreland Companies, and Steadfast Companies will act as a consultant on the project.

"This loan will enable BOSC and the team that they have assembled to successfully execute on this re-development over the next 24 months. Canyon was able to move quickly and with certainty to allow the borrower to repay the existing loan and provide capital for the renovation", added Quincy Allen, Managing Director of Canyon. "Canyon looks forward to working with BOSC and other sponsors on projects like these and in other asset classes as well."

Brea is a densely-populated city with a diverse population located 26 miles southeast from downtown Los Angeles, and nine miles north of the City of Anaheim.

About Canyon-Johnson Urban Funds

The Canyon-Johnson Urban Funds (CJUF) are the country's largest private real estate funds focused on the development of urban properties in underserved neighborhoods. A joint venture between Canyon Capital Realty Advisors and an entity of Earvin "Magic" Johnson's Magic Johnson Enterprises, the funds were formed to identify, enhance and capture value through the development and redevelopment of real estate in densely populated, ethnically diverse urban communities. Fundamental to Canyon-Johnson's investment thesis is its commitment to a "triple bottom line" philosophy of achieving superior financial results, fostering opportunities within urban communities, and embracing environmental responsibility. With nearly \$2 billion in committed equity capital, the funds are positioned to facilitate more than \$8 billion in development and revitalization in major U.S. metropolitan areas. For more information, visit www.cjuf.com.

About BOSC Equities

BOSC Equities, co-founded by Waad J. Nadhir, the company's Chairman of the Board, began operations in 1989 and has developed properties throughout the United States. Our core business is value-added property redevelopment that can include properties developed for urban in-fill and mixed-use. We acquire assets in need of revitalization which can benefit from our entrepreneurial and aggressive approach to redevelopment and repositioning in a market. We seek to renovate properties to an institutional quality that benefits our tenants, customers, the community and our investors.

Contacts

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