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## TCI Loans \$239M For Los Angeles Luxury Residential Project

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Law360, Minneapolis (May 31, 2017, 3:27 PM EDT) -- A venture of Alcion Ventures and Genton Property Group LLC has scored \$239 million in financing from The Children's Investment Fund Management Ltd. for a California luxury residential project, according to an announcement on Tuesday from borrower-side broker Holliday Fenoglio Fowler LP.

The construction financing is for Four Seasons Private Residences Los Angeles, a project the borrowers are planning to finish construction on in 2019.

The project is slated to have 59 luxury units.

"In an environment where construction financing is currently difficult to obtain, we are very excited to have capitalized the development of the Four Seasons Private Residences Los Angeles," [HFF](#)'s Doug Bond said in a statement on Tuesday.

"The superior sponsorship, iconic branding and curated design of this unique development attracted a best-in-class lender to the project," Bond added.

The construction loan is for three years.

The 12-story tower will be LEED certified, and amenities at the property will include a fitness center, [IMAX](#) theater, library, outdoor lap pool, game room and a kitchen and bar for entertaining.

Alcion is based in Boston and invests for major international and U.S. institutional investors.

Genton Property Group owns roughly \$500 million in real estate.

"This project will define luxury living in Los Angeles, and it was critically important to our investors and international pool of buyers that we eliminated every potential obstacle before beginning primary construction," GPG founding partner Jonathan Genton said in a statement on Tuesday.

"This funding ensures the Four Seasons Private Residences Los Angeles will meet its full potential as one of the region's most sought-after properties," he added.

The property will offer views of the Hollywood Hills as well as downtown Los Angeles. [CallisonRTKL](#) designed the property.

Four Seasons will manage the residences and offer hotel-like amenities, including

housekeeping, in-residence dining and in-residence personal chefs.

The Children's Investment Fund Management couldn't be immediately reached for comment on Wednesday.

HFF's Doug Bond, Dan Cashdan and Mark Wintner brokered the deal for the borrower venture.

"We are honored to have represented Alcion Ventures and GPG in capitalizing what will become the premier residential tower in Los Angeles," Cashdan said in a statement on Tuesday.

Shares in HFF were off nearly 1 percent on Wednesday. Shares are up 7 percent year-to-date and are roughly flat over the past 12 months.

TCI is represented by Michael Barker and Nathaniel Lifschitz of [Fried Frank Harris Shriver & Jacobson LLP](#).

Counsel information for the borrowers was not immediately available on Wednesday.

**The original article can be found [here](#).**