# 660 S. Figueroa Street: Key Figures from the SEC Filing

Morgan Stanley Bank of America Merrill Lynch Trust 2025-5C1, Mortgage Loan No. 6 (acquisition financing).

**Supplemental public record background.** This document summarizes information reported in a 2025 SEC filing. It was not filed as an exhibit to the complaint and does not represent a court finding.

## The loan and borrower sponsor

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| **Borrower sponsor and guarantor** | Bobby B. Saadian |
| **Loan purpose** | Acquisition financing |
| **Mortgage loan seller** | Argentic Real Estate Finance 2 LLC |
| **Mortgage rate** | **7.5190% per annum, fixed** |
| **Note date** | December 20, 2024 |

The $53.6 million loan is cross collateralized over Figueroa Tower and the Residence Inn Costa Mesa. The SEC filing reports a combined purchase price of $83,499,974 and a combined appraised value of $88 million.

## Figueroa Tower (660 S. Figueroa St.)

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| **Building size** | 282,331 SF, Class A office |
| **Figueroa share of the loan** | 51.5% ($27.6 million) |
| **Underwritten net operating income** | **$5,616,019** |
| **Underwritten net cash flow** | $5,263,106 |
| **Trailing NOI before the Wilshire lease** | $1,138,595 |

The SEC filing reports $5,616,019 in underwritten NOI for Figueroa Tower, compared with $1,138,595 in trailing NOI before the Wilshire Law Firm lease.

## Wilshire Law Firm, the anchor tenant

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| **Space leased** | **131,598 SF, 46.6% of the building** |
| **Lease term** | Ten years; began December 2024; expires December 19, 2034 |
| **Annual underwritten rent** | $4,737,528 ($36.00 per SF) |
| **Tenant relationship** | Borrower sponsor affiliate; Bobby B. Saadian is sponsor and guarantor |

**Sources:** SEC EDGAR, Morgan Stanley Bank of America Merrill Lynch Trust 2025-5C1 (CIK 0002056713). Structural and Collateral Term Sheet, Mortgage Loan No. 6, pages T-73 to T-80, accession 0001539497-25-000819. Annex A-1, property row 6.01, accession 0001539497-25-000815.