

Real Estate

The Sklar Kirsh Real Estate Practice Group represents a wide array of institutional, entrepreneurial, and family office clients throughout the real estate life cycle involving the acquisition, financing, capital raising, leasing and ultimately the sale of all commercial and residential asset classes. In addition to providing legal services at the highest level, we have developed meaningful relationships within the capital markets and have successfully introduced our clients to both equity and financing sources for the capitalization of their projects.

While structuring real estate transactions, our attorneys have the legal knowledge, business acumen and capital market connections to provide superior legal counsel and business advice to our clients.

REPRESENTATIVE MATTERS

Represented AMFP V CENTRAL PARK LLC, an affiliate of Abacus Fund LLC, in connection with the acquisition of an apartment complex located in Denver, Colorado known as “The Advenir at Central Park Apartments”, from Advenir@Stapleton, LLC, for a purchase price of \$108,750,000.

Represented CFT NV Developments, LLC (Panda), in connection with the acquisition of a commercial building located in Fort Worth, Texas, from Heritage Commons X, LLC, for a purchase price of \$71,250,000.

Represented an affiliate of Panda in the acquisition of 10 office buildings in Sacramento and Orange County for an aggregate purchase price of approximately \$140,000,000.

Represented AMFP IV Alden LLC, an affiliate of Abacus Capital Group, in connection with the disposition of an apartment building located in Tualatin, Oregon for a sales price of \$61,150,000.

Represented AMFP IV Alvista LLC, an affiliate of Abacus Capital Group, in connection with the disposition of an apartment building known as “The Benson” located in Upland, California for a sales price of \$80,750,000.

Represented MJW Investments in their acquisition, as a joint venture with Artisan Capital Group, of a student housing project located next to the University of Reno for \$71,300,000.

Represented Brixton NSE Port Orchard Fee Owner, LLC, an affiliate of New Standard Equities, in connection with its \$75,200,000 sale of a 276 unit apartment building known as the “Atlas Apartments” to a series of TIC owners affiliated with Elan Multifamily Investments, Inc.

Represented Bravista ParcelCo II, LLC, Bravista ParcelCo III, LLC, and Bravista ParcelCo IV, LLC, which are affiliates of Vista Investment Group, LLC, in connection with their sale of three parcels/buildings of the medical-tech commercial complex known as the “Vasona Tech Park” for a combined purchase price of \$147,250,000.

Represented Tides Equities, LLC in connection with the \$83,000,000 sale/recapitalization of the Tides at Paradise Valley Apartments, a 380-unit apartment complex in Phoenix, Arizona.

Represented Tides Equities, LLC in connection with the \$86,500,000 sale/recapitalization of the Tides at Deer Valley Apartments, a 436-unit apartment complex in Tempe, Arizona.

Represented Golden Signature Centre LLC, an affiliate of Vista Investment Group, LLC, in its acquisition of commercial office property located in Lakewood, Colorado outside of Denver known as Signature Centre. The acquisition was structured as an assignment and assumption of the Seller’s leasehold interest in the ground lease covering the property.

Represented Specialty Healthcare Properties Subsidiary, LLC in connection with the refinancing of its medical office building in Beverly Hills with a \$42,500,000 loan.

Represented Delaware Hidden Valley Grand Apartments, LLC, an affiliate of the Redfern Family Trust, in connection with its acquisition of the 324-unit Hidden Valley Apartments in Simi Valley, California, for \$105,000,000.

Represented Tides Equities, LLC, in connection with its sale of a 224-unit multi-family property located in Phoenix, Arizona for a total purchase price of \$34,800,000.

Represented CB-Pleasanton, LLC and HT- Pleasanton, LLC, affiliates of The Jacobson Company, in their acquisition as a multi-family project known as Avana Pleasanton, located in Pleasanton, California for a total purchase price of \$58,900,000.

Represented BH Preservation Associates LP, an affiliate of BLDG Partners, LLC, in its acquisition of a multi-family project located in Los Angeles known as the Baldwin Hills Apartments for a total purchase price of \$9,600,000. To finance the acquisition, we assisted our client in

forming the syndication entity for the equity and also in obtaining a loan in an amount of \$7,570,000.

Represented Tides Equities, LLC in connection with its sale of a 197-unit multi-family property located in Tempe, Arizona for a total purchase price of \$39,000,000. Sklar Kirsh assisted Tides and their equity partner when they purchased the property in 2018 for \$27,500,000.

Represented Tides Equities, LLC, in connection with its sale of a 227-unit multi-family property located in Tempe, Arizona for a total purchase price of \$44,625,000. Sklar Kirsh assisted Tides and their equity partner when they purchased the property in 2018 for \$31,300,000.

Represented Tides Equities, LLC in connection with the \$54,250,000 joint venture acquisition of the Crosswinds Apartments, a 374-unit apartment complex in Chandler, Arizona. Equity was provided by Mountain Pacific Opportunity Partners. Financing in the amount of \$46,480,000 was provided MF-1 Capital LLC.

Represented Tides Equities, LLC in connection with the \$47,750,000 joint venture acquisition of the Residence at Arlington project, a 436-unit apartment community located in Arlington, Texas.

Represented Ocotillo LA 10th, LLC, an affiliate of Goldstein Planting Investments, LLC (GPI), in its acquisition of a medical office building located in Santa Monica for a purchase price of \$22,450,000.

Represented 501 South Beverly 26, LLC, an affiliate of Abady Holdings Corp., in its acquisition of a commercial office building located in Beverly Hills for a total purchase price of \$14,000,000.

Represented D&B Capital Partners, LLC in its acquisition of a three project portfolio consisting of three multi-family properties and over 300 multi-family residential units located in Austin, Texas for a total purchase price of \$49,800,000. In connection with acquisition, we assisted our client in forming a syndication to finance their portion of the equity and also helped negotiate and form a joint venture with their majority equity partner. We also assisted our client in obtaining debt financing in for the portfolio acquisition in the amount of \$43,200,000.

Represented Shopoff Realty Investments in connection with its joint venture acquisition of a 165,000 square foot office park located in Goleta, California for \$61,000,000. Concurrently with the acquisition, and as part of this same transaction, Shopoff immediately sold the ground lease interest in the Property for \$22,000,000, while retaining a leasehold interest in the Property.

Represented a joint venture between Sabal Investment Holdings and MLN Partners in connection with its \$23,000,000 preferred equity investment with respect to Pendry San Diego, a 317-room luxury boutique hotel, and related agreements with the mortgage loan lender, hotel operator, hospitality manager, ground lessor and other parties.

Represented Sci-Los Alisos LLC, an affiliate of Shopoff Realty Investments, LP, in its sale of a multi-tenant retail center located in Mission Viejo, California, for a purchase price of \$14,500,000.

Represented TruAmerica Multifamily, LLC in connection with the \$90,250,000 acquisition of a 220-unit housing development located in Norfolk, Massachusetts.

Represented John Wilcox in his acquisition of an industrial building in Houston, Texas for a purchase price of approximately \$57,000,000 which was financed partly by a loan assumption of a \$53,000,000 loan.

Represented Tides Equities, LLC, in connection with its sale of a 181-unit multi-family property located in Phoenix, Arizona for a total purchase price of \$38,000,000. Sklar Kirsh assisted Tides when they purchased the property in 2018 for \$26,600,000.

Represented Tides Equities, LLC, in connection with its sale of a 488-unit multi-family property located in Phoenix, Arizona for a total purchase price of \$60,000,000. Sklar Kirsh assisted Tides when they purchased the property in 2019 for \$39,750,000.

Represented Tides Equities, LLC in connection with the \$19,750,000 joint venture acquisition of the Royal Village Apartments, located in Glendale, Arizona.

Represented Miramar Industrial GP Partners, LLC in its acquisition, using a TIC structure, of an industrial warehouse in Danbury, Connecticut for a purchase price of \$62,500,000.

Represented NGX3, LLC, an affiliate of NextGen Apartments LLC, in its acquisition of a multi-family residential property located in Gardena, California for a purchase price of \$8,000,000.

Represented the joint venture of RMA and Harbor Associates in the sale of an office building in San Diego, California for \$7,000,000.

Represented Tides Equities, LLC in connection with the \$53,500,000 joint venture acquisition of the Cinnabarr Apartments, a 430-unit apartment complex in Phoenix, Arizona.

Represented Hilltop Associates Ltd., an affiliate of Norman Jacobson Realty Resources, Inc., in its sale of a multi-family project commonly known as Hilltop Garden Apartments located in Carmichael, California for a total purchase price \$10,900,000.

Represented Cottage Bell Investors, an affiliate of Norman Jacobson Realty Resources, Inc., in its sale of a multi-family project commonly known as Cottage Bell Apartments located in Sacramento, California for a total purchase price \$23,350,000.

Represented Goldman Sachs in the acquisition of an office building in Mountain View, California for \$75,900,000.

Represented Deer Creek, LLC, and its affiliate, Exposition Market SPE, LLC, in an opportunity zone related to a \$30,000,000 acquisition of a shopping center on Martin Luther King Jr. Boulevard in Los Angeles, California.

Represented Fluorine 9, LLC, an affiliate of HATCHspaces, LLC, in its acquisition of a commercial property located in Thousand Oaks, California, for a total purchase price of \$5,765,000.

Represented Riverview Drive LLC, a newly formed joint venture between longtime client, Abady Holdings Corporation, and Commerce Home Mortgage, LLC, in the \$6,600,000 acquisition of an office property in Anaheim, California.

Represented Dow Owner LLC, an affiliate of Cress Capital, in its sale of a commercial office building located in Tustin, California, to the Dow Avenue, LLC, an affiliate of Padma Laxmi, LLC, for a purchase price of \$20,900,000.

Represented Mosaic Real Estate in negotiating a participation with Benefit Street Partners on Mosaic's existing \$67,250,000 loan to Aspire on Fillmore, LLC, which is secured by real property located in Phoenix, AZ. The transaction involved, among other things, splitting the original note into two notes, amending the Loan Agreement and other loan documents.

Represented Shopoff Realty as the tenant in a 99-year ground lease, joint venturing with Contour, for 7+ acres along the 5 Freeway, valued at \$100,000,000. The landlord is a joint venture comprised of Interstate 5 Firestone, LLC and Freeway Firestone, LLC.

Represented Columbia Pacific in making a \$6,800,000 loan to ADK Development Group, LLC for the financing of land and improvements associated with a two-unit, light industrial building located at 369-371 Blodgett Street, Cotati, CA 94931 (Sonoma). Loan proceeds were primarily used to refinance approximately \$5.2 million in term debt held by a construction lender, to settle a federal tax lien filed against the guarantors, and to settle a settlement with a former company who had contracted to acquire one of the buildings.

Represented Tides Equities, LLC in connection with the \$71,500,000 sale of the Tides at South Tempe Apartments, a 442-unit apartment complex in Tempe, Arizona. The project was acquired by Tides in August of 2018 through a joint venture for \$55,500,000.

Represented Owner 301 Taylor, LLC, an affiliate of BLDG Partners, LLC, in its sale of an affordable housing multi-family residential project in Henderson, Nevada for a total purchase price \$17,500,000.

Represented Letty Jane Bassler, Trustee of Trust A and Trust B of the Donald Victor Bassler and Letty Jane Bassler Trust (the Bassler family) regarding the acquisition of three parcels with existing ground leases with Chick-Fil-A, Whataburger, and Chipotle, as tenants, in the Waterview Towne Center in Richmond, Texas. The total purchase price was \$9,150,601.

Represented NextGen Apartments, LLC in its acquisition, through an affiliate entity of a multi-family residential property located in Redondo Beach, California, for a purchase price of \$9,350,000. The acquired property was added to a previously 15-property portfolio containing more than \$100,000,000 in assets owned by NextGen in a joint venture with Goldman Sachs. The transaction included both modifications to the joint venture with Goldman Sachs as well as a modification of the pre-existing financing with RBC Real Estate Capital Corp., increasing the loan amount to \$77,664,336.00.

Represented eight mortgage borrowers and eight mezzanine borrowers that are all affiliates of B.H. Properties, LLC in connection with the modification of an approximately \$100,000,000 mortgage loan and an approximately \$150,000,000 mezzanine loan from New York Life Insurance Company, secured by three commercial properties in New York City, and the ownership interests in the eight mortgage borrowers, respectively.

Acted as local opinion counsel to 4629 Fulton, LLC, an affiliate of MWest Holdings, in connection with a \$10,151,000 loan, National Association on behalf of Freddie Mac that was secured by a multi-family housing project located in Sherman Oaks, California.

Acted as local opinion counsel to San Pedro Lofts 1 LLC and San Pedro Lofts 2 LLC, both affiliates of MWest Holdings, in connection with a \$22,767,000 loan, National Association on behalf of Freddie Mac that was secured by a multi-family housing project located in San Pedro, California.

Represented Orchid Heights LLC, an affiliate of Cores Management, Inc., in connection with the refinancing of an 81-unit multi-family housing project located in Canoga Park, California with a \$30,053,000 loan.

Represented B.H. Papago, LLC, an affiliate of B.H. Properties, LLC, in connection with a \$15,000,000 loan from MUFG Union Bank, N.A. secured by an office building in Phoenix, Arizona.

Represented Springtree Apartments, LLC, an affiliate of The Lighthouse Group, LLC, in its sale of a multi-family property located in Arlington, Texas known as the 2121 Apartments for a total purchase price of \$14,080,000.

Represented LW MSU, LLC, an affiliate of AMW QOZ Fund LLC, in obtaining construction financing in the amount of \$31,500,000 in order to develop a student housing project adjacent to Missouri State University in Springfield, Missouri.

Represented 6125 Canterbury LLC, 4325 Berryman LLC, 2810 Leeward LLC and 1840 Winona LLC, all affiliates of Vista Investment Group, in connection with a \$30,357,632 loan secured by four multi-family apartment buildings in the Los Angeles area.

Represented 6125 Canterbury LLC, an affiliate of Vista Investment Group, in their acquisition of a multi-family apartment building located in Culver City, California, for a total purchase price \$17,600,000.

Represented BLDG Brookside, LLC, an affiliate of BLDG Partners, LLC, in its acquisition of an affordable housing project located in Southern Pines, North Carolina for a total purchase price of \$12,000,000. In order to fund the transaction we assisted our client in forming a syndication fund for its equity and also in obtaining a loan in the amount of \$9,600,000.

Represented 4325 Berryman LLC, an affiliate of Vista Investment Group, in its acquisition of a multi-family apartment building located in Los Angeles, California for a total purchase price \$12,240,000.

Represented 235 Camelback LLC, an affiliate of Vista Investment Group, in their acquisition of a large multi-family project known as the Northridge Apartments located in Pleasant Hill, California for a total purchase price \$91,000,000. In order to acquire the property we assisted our client in forming a joint venture with Tokyu Land US Corporation and obtaining a loan in the amount of \$62,817,600.00.

Acted as co-counsel to TruAmerica Multifamily, LLC, along with Akerman LLP in connection with the \$54,100,000 joint venture acquisition of the Mission Springs Apartments, a 306-unit multi-family apartment project located in Tempe, Arizona.

Represented Bellaire San Antonio MF4 LLC, an affiliate of Bellaire Partners, LLC, in its acquisition of OakRidge Apartment Homes in San Antonio, Texas. The \$17,000,000 acquisition was funded in part by a loan in the amount of \$14,750,000.

Represented Ocotillo LA 9001SMB, LLC, an affiliate of Goldstein Planting Investments, LLC, in the financing of a construction loan for the development of a mixed-use property to contain commercial space and 46 multi-family units. The project is located at 9001 Santa Monica Boulevard in West Hollywood, California. One complication the deal team addressed late in the process was Borrower's work permits were expiring and they commenced work on-site prior to the closing of the loan of \$50,055,000.

Represented Mosaic Real Estate Investors in connection with the acquisition of a hotel property called The Retreat at Vista Lake, located in Fort Myers, Florida for \$96,000,000.

Represented Miramar Property Group, LLC in its acquisition of a commercial office building located in Santa Clara, California for a total purchase price of \$48,250,000. In order to acquire the property with the use of 1031 exchange funds, we assisted our client in forming four separate TIC entities. We also represented our client in obtaining a loan in the amount of \$31,945,000.

Represented S 300 E ARE, LLC, an affiliate of Arrowroot Real Estate, in acquiring two multi-family residential properties located in Salt Lake City, Utah for a total purchase price of \$6,700,000. We also assisted our client in forming a joint venture with iintoo Investments LTD. Additionally, we represented our client in their obtaining a loan in the amount of \$6,500,000.

Represented HSR ASHLAND, LP, an affiliate of HSR Income and Value REIT I, Inc., in its acquisition of 301 Ashland, a multi-family property located in Santa Monica, California, for a total purchase price of \$4,900,000.

Represented Sunrise Multifamily, LLC in connection with the \$5,300,000 joint venture acquisition of the Canyon North Apartments, a 50-unit apartment community in Phoenix, Arizona.

Represented Sunrise Multifamily, LLC in connection with the \$4,000,000 joint venture acquisition of the North on 24th Apartments, a 68-unit apartment community in Phoenix, Arizona.

Represented 1840 Winona LLC, an affiliate of Vista Investment Group, LLC in its acquisition of Leeward Apartments, a 50 unit multi-family property located in Los Angeles, California, for a total purchase price of \$14,640,000.00.

Represented 700 Eastman LLC, an affiliate of Vista Investment Group, LLC, in its acquisition of a 100 unit multi-family property known as Hollycrest South Apartments located in Gresham, Oregon, for a total purchase price of \$16,500,000. In order to fund the acquisition, we assisted our client in obtaining a loan in the amount of \$12,350,000.

Represented Baldwin Woodlake LLC, a subsidiary of Vista Investment Group, LLC, in connection with the refinancing of a 276 unit multi-family apartment project in Los Angeles, California, with a \$40,560,000.00 loan.

Represented Vista Investment Group, LLC in connection with the refinancing of a portfolio of seven multi-family properties in Los Angeles, California, with multiple loans in the total amount of \$45,229,000.

Represented Mosaic Real Estate Investors in connection with a \$40,000,000 loan to 8600 Wilshire Boulevard, LLC (an affiliate of Palisades Capital Partners) for the development of a five-story, 18-unit residential condominium project with ground floor retail known as Gardenhouse in Beverly Hills, California.

Concurrently with their 15 property portfolio transaction, we also assisted NextGen Apartments, LLC (indirectly through their affiliates) in its acquisition of two additional multi-family residential properties from the same Seller located in the City of Lomita for a total purchase price \$13,950,000.

Represented NextGen Apartments, LLC in a large portfolio transaction consisting of 15 multi-family residential properties located in Redondo Beach and the surrounding South Bay area for a total purchase price of \$92,550,000. The portfolio was acquired by our client as a joint venture with Goldman Sachs. In addition to representing our client in the formation and negotiation of the joint venture, we also assisted them in forming a syndication entity to serve as the general partner of the joint venture and provided our client's GP equity. Represented our client in connection with a \$70,500,000 acquisition loan obtained by the joint venture, indirectly through the multiple property level entities, in order to finance the acquisition of all 15 properties.

Represented 2810 Leeward LLC, an affiliate of Vista Investment Group, LLC in its acquisition of Leeward Apartments, a multi-family property located in Los Angeles, California, for a total purchase price of \$5,800,000.00.

Represented U.S. Real Estate Credit Holdings III-A, LP, an affiliate of Calmwater Capital, in connection with a \$8,937,500 loan to 8601 West Sunrise Owner LLC (an affiliate of Fifteen Group) to recapitalize the AT&T Office Building located in Plantation, Florida.

Represented Skya Highland Park Partners II, LLC, an affiliate of Skya Ventures, Inc., in its acquisition of four vacant parcels located in the Highland Park area of Los Angeles, California for a total purchase price of \$5,100,000. In order to finance this acquisition, we also assisted our client in forming a syndication entity to acquire the properties.

Represented Culver Studio Partners, LLC, an affiliate of Vista Investment Group, LLC, in its acquisition of an office building in Playa del Rey, California. The \$12,625,000 acquisition was the back-end of a 1031 exchange and was also funded by a senior loan in the amount of \$9,200,000.

Represented HSR Yosemite, LP, an affiliate of HSR Income and Value REIT I, Inc., in its acquisition of Yosemite Gardens Apartments, a multi-family property located in Eagle Rock, California, for a total purchase price of \$15,500,000.

Represented U.S. Real Estate Credit Holdings III-A, LP, an affiliate of Calmwater Capital, in connection with a \$18,480,000 refinance loan to 3 East 3rd Street, LLC secured by a condo project consisting of 5 residential units and 1 commercial unit located in New York, NY.

Represented Coudures Family Limited Partnership and MiJo Investments, LP in the disposition of approximately 325 acres of undeveloped land in Perris CA, which closed last week. The buyer was HIP So-Cal Properties, LLC, an affiliate of Howard Industrial Properties. The purchase price was \$30,000,000, which included \$20,000,000 in seller financing.

Acted as counsel to Pontus Vault Portfolio, LLC in connection with its ground lease of a 38,000+ square foot building in Atlanta, Georgia to Chick-Fil-A, Inc. The value of the lease for the initial 20-year term is \$6,845,475, with 6 options to extend the lease for 10 years each which could generate additional base rent of over \$33 million.

Represented The Jacobson Company in its joint venture acquisition of Alley24, a 172-unit multi-family apartment building in Seattle, Washington. The \$72,000,000 acquisition was the back-end of a 1031 exchange and was also funded in the amount of \$52,500,000.

Represented Columbia Pacific in making a \$10,000,000 second – priority loan to Hanford Mall 2020 LLC for the acquisition of mall property located in Hanford, California.

Represented The Tides at Old Town, LLC, an affiliate of Tides Equities, LLC, in connection with its sale of a 65-unit multi-family property located in Gilbert, Arizona for a total purchase price of \$10,500,000. Sklar Kirsh assisted Tides Equities with the purchase of this property back in 2017 for \$6,900,000.

Represented Tides Equities, LLC in connection with the \$21,000,000 joint venture acquisition of the Revival on Thomas Apartments, a 155-unit apartment complex in Phoenix, Arizona.

Acted as co-counsel to TruAmerica Multifamily, LLC, along with Akerman LLP in connection with the \$33,700,000 joint venture acquisition of the Bayou Point Apartments, a 212-unit multi-family apartment project located in Pinellas Park, Florida. The Buyer assumed an existing \$22,388,000 loan.

Represented Las Lomas Owner, LLC, an affiliate of Kazi Property Group, in its acquisition of a multi-family property located in the Dallas, Texas known as Las Lomas Apartments for a total purchase price of \$18,150,000. In order to fund the acquisition, we assisted our client in forming two separate joint ventures. One joint venture was AMC Investments and the other joint venture was with Humilis, LLC. We also assisted our client in assuming the existing loan on the property in the amount of \$12,840,517, as well as obtaining a new supplemental loan in the amount of \$525,000.

Represented PPATH Owner, LLC, an affiliate of Kazi Property Group, in its acquisition of a multi-family property located in the Buckhead neighborhood of Atlanta, Georgia, known as Peachtree Hills Apartments, for a total purchase price of \$16,138,000. In order to fund the acquisition, we assisted our client in forming a joint venture with an equity partner known as Eightfold Capital and also helped our client obtain an acquisition loan in an amount equal to \$15,300,000.

Represented Gboro AG II, LLC, an affiliate of MSD Partners, LP, in connection with the sale of a 300-unit, 840-bed student housing property in Greensboro, North Carolina, commonly known as Sebastian Villages, with a total sale price of \$32,500,000. The property was acquired by an affiliate of The North Carolina A&T Real Estate Foundation, Inc.

Represented Guardian Arms Pacific LP, an affiliate of MWest Holdings, LLC, in its sale of The Guardian Arms Apartments, a multi-family property located in Los Angeles, California, for a total purchase price of \$26,015,000.

Represented RevOz Capital in their formation of a joint venture known as San Bernardino Medical Center, LLC. We assisted our client in forming a Qualified Opportunity Fund to invest in the new joint venture, a Qualified Opportunity Zone Business, in order to acquire real property located in San Bernardino, California in a Qualified Opportunity Zone, which the joint venture will develop into a brand new medical office building. The joint venture is managed by SB Medical Partner, LLC.

Represented 14305 SW Sexton Mountain ARE, LLC, an affiliate of Arrowroot Real Estate, in its acquisition of a multi-family project known as Terra Murrayhill Apartments located in Beaverton, Oregon. In order to finance this transaction, we assisted our client in obtaining a loan in an amount equal to \$24,560,000. We also assisted our client in forming a joint venture with Thrive FP, a real estate investment firm based out of Austin, Texas, and we helped our client form a syndication to fund their portion of the equity.

Represented CityView's affiliate entity, CV Wilshire Hobart, LLC, in connection with the sale of its interest in a joint venture entity which owned and operated "The Pearl on Wilshire," a 346-unit multi-family property located in the Mid-Wilshire/Korea Town area of Los Angeles, California. The purchase price for the CityView's interest was approximately \$52,300,000.

Represented Pacific Reach Properties in a reverse 1031 exchange transaction. Our client purchased a property known as Pico Lanai as a potential replacement property for two properties to be sold. This involved splitting up the Pico Lanai ownership into 50/50 Tenancy in

Common interests, with each 50% interest to be purchased by a single member LLC acting as 1031 Exchange Accommodation titleholder. To purchase the Pico Lanai property, we assisted our client in assuming a \$30,697,000 loan.

Represented Glencrest Waterscape, LLC, an affiliate of Glencrest Realty Capital, in connection with its acquisition of The Waterscape Apartments, a 180-units multi-family property located in Fairfield, California for a total purchase price of \$48,200,000. The property was acquired by our client in a joint venture partnership with Angelo Gordon and our client also syndicated its equity contribution in connection with this acquisition.

Represented Lighthouse JAX, LLC, an affiliate of The Lighthouse Group, LLC, in its acquisition of a multi-family residential project located in Jacksonville, Florida, for a total purchase price of \$9,325,000. We also assisted our client in obtaining an acquisition loan in an amount of \$7,875,000.

Represented BCH 3001 LP, an affiliate of Turnstone Capital Management Group, in its acquisition of a multi-family residential project know as Bellum Manor Apartments located in Phoenix, Arizona for a total purchase price of \$19,800,000. In order to fund the acquisition, we assisted our client in forming a joint venture and in obtaining a loan in the amount of \$18,896,655. Our client's portion of the equity in the joint venture was sourced through a syndication fund that we also helped them form for this transaction.

Represented Renton Fee Owner, LLC, an affiliate of New Standard Equities, Inc., in its sale of The Renton Sage Apartments, a multi-family property located in Renton, Washington, for a total purchase price of \$59,500,000.

Represented Muir Creek Investors, an affiliate of The Jacobson Company, in its sale of Muir Creek Apartments, a multi-family property located in Martinez, California, for a total purchase price of \$30,300,000.

Represented Stadium 700, LLC, an affiliate of The Lighthouse Group, LLC, in its acquisition of a multi-family residential project located in Arlington, Texas, known as the Plantation Place, and Court Apartments for a total purchase price of \$14,000,000. In order to acquire the property, we assisted our client in obtaining a loan in the amount of \$11,345,000.

Represented Tides Equities, LLC in connection with the \$72,500,000 joint venture acquisition of the Alvista Terrace Apartments, a 366-unit apartment community in Colton, California.

Represented Pembroke Capital Management in connection with a preferred equity investment in a joint venture with GZ Portfolio V, LLC. The joint venture formed a limited liability company to acquire a portfolio of four apartment buildings located in Los Angeles, CA and Panorama City, CA. CIT provided the senior loan for the acquisition of each of the properties, with the loan totaling \$4,480,000.

Represented Pembroke Capital Management in connection with a \$6,187,786 loan to Roscoe 25 LLC to finance the acquisition of an apartment building in Panorama City, CA.

Represented The Carlyle Group, as co-counsel with Simpson Thacher & Bartlett LLP, in their sale of the MBS Media Campus, a 22-acre complex in Manhattan Beach, California and their simultaneous sale of the MBS Equipment Company and the related asset management company to Hackman Capital Partners for approximately \$700 million.

Represented Towers on Western, LLC, an affiliate of The Lighthouse Group, LLC, in its acquisition of a multi-family residential project located in Altamonte Springs, Florida, for a total purchase price of \$47,400,000. We also assisted our client in obtaining an acquisition loan in an amount of \$37,280,000.

Represented Arrowroot Real Estate Fund in the acquisition of an apartment complex in Austin, Texas for a purchase price of \$28,800,000.00. The transactions included a loan in an amount of \$23,749,373.00.

Represented OW-Aberdeen Alaska St. Owner, LLC, an affiliate of Ocean West Capital Partners, in its acquisition of a multi-family residential building in Santa Monica for a purchase price of \$25,000,000. This acquisition was the second leg of a 1031 exchange that included the sale of a commercial office building. The transaction included the corporate restructuring of a preexisting joint venture, the issuance of a member loan, and the acquisition itself, all of which took place one week from the date the purchase agreement was signed.

Represented 222 West Sixth Street, LLC, an affiliate of Harbor Associates, LLC, in their acquisition of an office building located in San Pedro, California for a purchase price of \$36,000,000, as well as in connection with a \$33,670,000 loan.

Represented CVRO 125 Baker, LLC, an affiliate of CityView, in their sale of a 240-unit apartment building located at 125 Baker Street, Costa Mesa, California for a purchase price of \$114,025,000. The deal closed 24 days after the execution of the purchase agreement.

Represented OW-Aberdeen Alaska St. Owner, LLC, an affiliate of Ocean West Capital Partners, in their sale of a commercial office building located in El Segundo, California for a purchase price of \$25,000,000. This sale was one leg of a 1031 exchange which will be completed with the acquisition of a multi-family residential project located in Santa Monica, California.

Represented Lafayette Square Housing Partners, L.P., an affiliate of BLDG Partners, LLC, in its sale of Villas Esperanza, a multi-family property located in Albuquerque, New Mexico, for a total purchase price of \$12,250,000.

Represented Miramar Capital Advisors in its purchase (through a TIC structure) of a multi-family project consisting of 2 buildings located in Long Beach, California for a purchase amount of \$14,950,000.

Represented TruAmerica Multifamily, LLC as co-counsel, along with Akerman LLP in connection with a \$100,000,000 joint venture portfolio acquisition of three multifamily apartment projects located in Raleigh, North Carolina. Secured financing in the amount of \$74,000,000.

Represented TruAmerica Multifamily, LLC in connection with the \$44,000,000 joint venture acquisition of the Sugarloaf Trails Apartments, a 268-unit multifamily apartment project located in Duluth, Georgia.

Represented BLVD Partners LLC in a recapitalization transaction in the amount of \$15,644,190. This transaction was the recapitalization of last year's Real Estate "Deal of the Year", which closed in August 2018. In order to take advantage of the project's Opportunity Zone-based tax benefits, BLVD recapitalized this project by selling the property to a newly-formed joint venture with Bridge Investment Group. In doing so, our client was able to pay off its original acquisition loan, acquire the interests of the other TIC member who had previously invested in the property, and also pay off the investors of the original syndication that was formed to acquire the Property. Moreover, through the assistance of our team and Bowen Tax Group, our client successfully structured the transaction to hold the asset in a Qualified Opportunity Fund, so he is better positioned to reap the benefits of the project's advantageous location in a Qualified Opportunity Zone.

Represented La Cienega-Sawyer Ltd. and Rains, LLC in connection with a 35-year lease to Target Corporation for approximately 62,000 square feet of space in Plaza La Cienega in Los Angeles, just south of Pico Blvd. The lease has an approximate value of \$63,000,000.

Represented U.S. Real Estate Credit Holdings III-A, LP, an affiliate of Calmwater Capital, in connection with a \$6,370,000 loan to Goggles 8633 LLC to finance the acquisition of a retail building located in Beverly Hills.

Represented GFO Echo, LLC, an affiliate of Gupta Family Office (formerly Redbridge Capital, LLC) in connection with a joint venture with Arden Qualified Opportunity Zone, L.P. (an affiliate of the Arden Group) formed for the construction of a \$66,000,000 student housing project near UNLV in Las Vegas, Nevada.

Represented E-Clifton Ventures (an affiliate of Brickstar Investments) as the landlord in the leasing of property in Beverly Hills for use as a Cadillac dealership, for up to 15 years, valued at \$10,000,000. The tenant is Argonaut Holdings, a division of General Motors.

Represented Silverado Ranch Multifamily, LLC (an affiliate of The Bascom Group, LLC) in connection with a \$57,280,000 loan from New York Life Insurance Company to refinance the 376-unit Lyric Apartments in Las Vegas, Nevada.

Represented B.H. Squaw Peak, LLC (an affiliate of B.H. Properties, LLC) in connection with the modification of an existing \$85,000,000 credit facility between U.S. Bank National Association and six other affiliates of B.H. Properties, LLC in order to add B.H. Squaw Peak, LLC and its 435,000 square foot office campus in Maricopa County, Arizona, as a borrower and collateral thereto, respectively.

Represented an affiliate of Arrowroot Real Estate in connection with the acquisition of the “Tempo West” apartments in Portland, Oregon for \$10,900,000, as well as in connection with a \$10,590,000 acquisition and renovation loan.

Represented Dow Owner, LLC, an affiliate of Cress Capital, in its acquisition of an office building located in Tustin, California for the total purchase price of \$15,900,000. To acquire the property, our client obtained a loan in the amount of \$14,000,000.

Represented Miramar Capital Advisors in their acquisition of a \$21,000,000 multi-family building in Long Beach, California. Borrower intends to undergo a major renovation of the building and re-tenant the building following renovation.

Represented Corbel Structured Equity Partners, L.P. (“Corbel”) in connection with (i) the formation of Corbel Opportunity Zone Fund I, LLC, (the “Fund”), a Qualified Opportunity Zone Fund structured as a joint venture between Corbel and Jill Elia, (ii) the \$3 million acquisition of the Normont Apartments in Los Angeles, California, (iii) an \$8.9 million construction loan from an affiliate of Arix Capital Advisors, LLC, and (iv) a capital raise of \$4.6 million of capital gains for placement into the Fund.

Represented GPI Burbank Collection, LLC, an affiliate of GPI Companies and KBS Strategic Opportunity REIT, in connection with its sale of The Burbank Collection, a 39,400 square foot urban, specialty retail center, to Burbank Collection Associates, LLC for \$26,000,000.

Represented Tides Equities, LLC in connection with the \$24,000,000 joint venture acquisition of the Sterling on 28th Apartments, a 224-unit apartment complex in Phoenix, Arizona.

Represented Tides Equities, LLC in connection with the \$56,700,000 joint venture acquisition of The Park at Deer Valley, a 436-unit apartment community located in Phoenix, Arizona.

We represented a subsidiary of Lyon Living, as borrower’s counsel, in connection with a \$31,900,000 mezzanine loan to provide funding for the construction of a Class “A” apartment complex located in Placentia, California.

Represented a subsidiary of Lyon Living, as borrower's counsel, in connection with a \$49,300,000 senior mortgage loan to provide funding for the construction of a Class "A" apartment complex located in Placentia, California.

Represented Brixton NSE Port Orchard Owner, LLC, an affiliate of New Standard Equities, LLC, in connection with the refinancing of Atlas Apartments, a 276-unit multi-family project in Port Orchard, Washington, with a \$39,073,000 loan.

Represented CS 910 LP, an affiliate of Turnstone Acquisitions LP, in its acquisition of a multi-family property located in Houston, Texas known as Portofino Landing Apartments for a purchase price of \$28,072,000. We also assisted our client in the formation of their limited partnership with their joint venture partner and assisted in their acquisition of a loan in the amount of \$23,350,000.

Represented 3708 NE Owner LLC, an affiliate of Vista Investment Group, LLC, in its acquisition of a 387-unit multi-family residential project known as Green Leaf River Pointe Apartments located in Vancouver, Washington for a total purchase price of \$68,800,000. Our client acquired the property as a joint venture with Goldman Sachs & Co. LLC. To acquire the property our client obtained a loan in the amount of \$53,435,000.

Represented Copenhagen, LLC, another affiliate of Sherwood Real Estate Properties, LLC, in its acquisition of a multi-family property located in an opportunity zone in Los Angeles, California for a purchase price of \$2,350,000.

Represented Emmitt, LLC, an affiliate of Sherwood Real Estate Properties, LLC, in its acquisition of a multi-family property located in an opportunity zone in Los Angeles, California for a purchase price of \$5,000,000.

Represented Benedict Canyon Equities, Inc., in connection with the sale of Santa Fe Ridge Apartments, a 240-unit multi-family apartment building located in Silverdale, Washington, to a subsidiary of JRK Properties, Inc., for \$56,500,000.

Represented BREF1 1300 Wigwam LLC, an affiliate of Brasa Capital Management, in its acquisition of vacant real property located in Henderson, Nevada for a purchase price of \$10,750,000.

Represented Whitley Place, LLC, an affiliate of The Lighthouse Group, LLC, in its sale of a multi-family property located in Indianapolis, Indiana known as the Southport Crossing Apartments for a purchase price of \$30,450,000.

Represented Towers on Western, LLC, an affiliate of The Lighthouse Group, LLC, in its sale of a multi-family property located in Nashville, Tennessee known as Mallards Landing Apartments for a purchase price of \$27,150,000.

Represented 5008 Hazeltine Associates LLC and 5060 Hazeltine Associates LLC, affiliates of NextGen Apartments LLC, in their acquisition of two multi-family residential properties located in the Sherman Oaks area of Los Angeles for a total purchase price of \$10,925,000. Our client acquired the properties as a joint venture with Hanover Financial LLC. Additionally, we assisted the buyers in obtaining a loan to acquire the properties in the amount of \$9,205,000.

Represented a private debt fund, as lender's counsel, in connection with a \$22,000,000 loan to refinance an existing loan on a high street retail property adjacent to West Hollywood.

Represented Inspire Hollywood PropCo, LLC, an affiliate of the Bond Companies, in its acquisition of real property located in Hollywood, California from the YMCA of Metropolitan Los Angeles for a purchase price of \$12,500,000. We also assisted our client in obtaining a loan to acquire the property in the amount of \$12,268,750.

Represented Oak Harbor Fee Owner, LLC, an affiliate of New Standard Equities, LLC, in connection with its sale of a 107-unit multi-family residential project known as Anchor Pointe Apartments located in Oak Harbor, Washington, for a purchase price of \$15,100,000.

Represented West Corona Freeway Center Owner LLC, an affiliate of Brasa Real Estate Fund, LP and PRES Real Estate Investments LLC, in connection with its acquisition of the Corona Freeway Center located in Corona, California, and obtaining a \$7,750,000 acquisition loan.

Represented Lighthouse SM, LLC (an affiliate of The Lighthouse Group, LLC) in connection with the refinancing of an apartment complex in Indianapolis, Indiana, with a \$9,700,000 loan.

Represented B.H. Inverness II, LLC and B.H. 327 Inverness, LLC (affiliates of B.H. Properties, LLC) in connection with a \$13,400,000 loan secured by an office building in Englewood, Colorado. A portion of the proceeds of the loan are being used for certain capital improvements to reposition the project.

Represented Tides Equities, LLC in connection with the \$39,750,000 joint venture acquisition of the Modern on the Rail Apartments, a 488-unit apartment complex in Phoenix, Arizona.

Represented Columbia Pacific Advisors (as lender) in connection with a \$23,250,000 loan to SE Austin Global Land, LLC. The loan financed the conversion and build out of an existing industrial/warehouse building to a public market concept which will include a public market, a 386-unit apartment building, and a 105,000 SF office building. The project is located in Austin, Texas and will be branded as St. Elmo Public Market.

Represented an affiliate of Redwood-Kairos Real Estate Value Fund VI, LLP, the equity partner in a joint venture with Knightvest Capital to purchase a 252-unit multi-family residential property in Conroe, Texas known as Regency at Woodland Townhomes. The purchase was funded in part by a \$31,314,000 loan.

Represented an affiliate of Redwood-Kairos Real Estate Value Fund VI, LLP, the equity partner in a joint venture with Knightvest Capital to purchase a 384-unit multi-family residential property in Conroe, Texas known as Foundations at Woodland Apartments. The purchase was funded in part by a \$36,959,000 loan.

Represented an affiliate of the Panda Family Office in its equity investment for the acquisition of a 7-property select service hotel portfolio located across 5 states for a total purchase price of \$92,000,000.

Represented Columbia Pacific Advisors (as lender) in connection with a \$6,500,000 loan to 1673 West Lacey, LLC ("Borrower"). The loan financed the stabilization and refinancing of the Hanford Boot Barn Building (connected to the Hanford Regional Mall), a 74,296 square foot value addition retail parcel located in Hanford, California.

Represented Scopely, Inc. in leasing 60,000+ square feet of space from a single purpose entity under the Runyon Group umbrella. The property is located at 8888 Washington Blvd. in Culver City, and Scopely is taking over 90% of the building, which is brand new construction and is part of The Platform, a new state of the art/cutting edge development at the Metro station in Culver City. The approximate total value of the lease is \$60,000,000, on a triple net basis.

Represented CollegePlace Partners, LLC in connection with their refinance of an 8 property portfolio near Florida State University in Tallahassee, Florida. The refinance involved paying off three separate lenders and securing two new loans in the amounts of \$11,945,000 and \$5,775,000.

Represented Shopoff Realty Investments in connection with the acquisition of a single tenant office building located at 4100 S. Stream Boulevard, Charlotte, North Carolina. The acquisition was done in the form of a syndicated TIC structure consisting of four tenant's in common (three of which are subsidiaries of Shopoff). The acquisition was funded in party by a \$14,300,000 loan.

Represented Bungalows at Lake Arlington, LLC, an affiliate of The Lighthouse Group, LLC, in its sale of a multi-family residential project known as the Bungalows at Lake Arlington located in Arlington, Texas for a purchase price of \$7,600,000.

Represented Cornell West Partners LLC, an affiliate of Vista Investment Group, in its acquisition of a multi-family residential project known as the Cornell West Apartments located in Beaverton, Oregon for a total purchase price of \$22,000,000. To acquire the property, our client obtained a loan in the amount of \$15,400,000.

Represented co-lenders Mosaic Real Estate Investors and Watt Funding REIT, LLC, as Lender's counsel, in connection with a \$28,000,000 senior loan made to Parklands Ventura, LLC for the purpose of refinancing and existing land loan, and to fund the development of certain land located in Ventura County for residential use.

Represented The Cedars at Elm Hill, LLC, an affiliate of The Lighthouse Group, in its sale of a multi-family residential project located in Nashville Tennessee known as The Cedars at Elm Hill Apartments for a purchase price of \$50,500,000.

Represented Karlin Golden, LLC, an affiliate of Karlin Real Estate Group, in its sale of a commercial office building located in Golden, Colorado, outside of Denver, to the State of Colorado for a purchase price of \$15,900,000.

Represented Centennial Owner North, LLC and Centennial Owner South, LLC, both affiliates of The Calida Group, in their acquisition of large multi-family residential project known as Pointe at Centennial located in Las Vegas, Nevada for a total purchase price of \$100,000,000. The acquisition included a joint venture between our client and AIG, as well as an acquisition loan in the amount of \$78,905,000.

Represented United El Segundo, Inc. and four of its affiliates in connection with a \$60,000,000 fixed-rate loan secured by three commercial properties and 10 multifamily apartment projects in West Los Angeles and Santa Monica.

Represented Orchid Heights LLC, a subsidiary of Cores Management, Inc. in connection with the refinancing of a multifamily apartment project in the Canoga Park area of Los Angeles, CA, with a \$22,901,000 floating-rate loan.

Represented Cherry Heights, LLC, a subsidiary of Cores Management, Inc. in connection with the refinancing of a multi-family apartment project in Moreno Valley, CA, with a \$30,140,000 fixed-rate loan.

Represented Glencrest Realty Capital in its acquisition of a 180 unit multi-family property in Santa Rosa, California for \$49,400,000.

Represented Tides Equities, LLC in connection with its \$31,300,000 joint venture acquisition of a 227-unit apartment community known as The Standard Apartments, located in Tempe, Arizona.

Represented an affiliate of Lion Real Estate Group in connection with the acquisition of "Glengarry Heights," a multi-family property located in Nashville, Tennessee for a purchase price of \$13,120,000, as well as in connection with a \$10,360,000 acquisition loan.

Represented NextGen Apartments LLC in connection with the \$9,485,000 refinancing of the Rosedown Apartments, a 108 unit apartment complex located at 6500 47th Street, Sacramento, California 95823.

Represented Tanglewoods Apartments LLC, an affiliate of The Lighthouse Group, LLC, in connection with its refinancing of a 772-unit apartment complex in Indianapolis, Indiana, commonly known as The Legend at Speedway, with a \$26,700,000 loan.

Represented Kazi Property Group in its acquisition of the Desert Peaks Apartments located in El Paso, Texas for a purchase price of \$6,250,000. The acquisition was a joint venture with Realty Mogul. The transaction also included the formation of a syndication for our client's member entity in the joint venture, and an acquisition loan in the amount of \$6,212,500.

Represented RC Acquisitions ("RCA") in connection with the modification of two existing loans covering RCA's properties located at 131 S. Maple Drive, Beverly Hills, California and 9955 Durant Drive, Beverly Hills, California. The modification facilitated RCA's \$80,000,000 acquisition of the Linea Apartments located at 215 West Lake Street, Chicago, Illinois.

Represented Lyon Living in connection with the refinancing of an existing loan (senior and mezz) on "The George", a residential apartment community located in Anaheim, California. The refinancing consisted of a \$95,600,000 senior loan, and a \$11,520,000 preferred equity investment.

Represented Tides Equities, LLC in connection with the \$27,500,000 joint venture acquisition of the Arbors at 5th Apartments, a 197-unit apartment complex in Tempe, Arizona.

Represented Tides Equities, LLC in connection with its \$26,600,000 joint venture acquisition of a 181-unit apartment community known as The Solstice Apartments, located in Phoenix, Arizona.

Represented BRC Bellaire Texas I, LLC, an affiliate of Bellaire Real Estate, in its sale of the Villa Bonita Apartments in Dallas, Texas for a purchase price of \$15,850,000.

Represented Kazi Property Group in its acquisition of an apartment complex located in College Park, Georgia known as Alexandria Landing Apartments for a purchase price of \$19,650,480. The acquisition was a joint venture with Eightfold Capital. The transaction also included the formation of a syndication for our client's member entity in the joint venture, and an acquisition loan in the amount of \$20,750,000.

Represented Mosaic Real Estate Investors, LLC ("Mosaic") in connection with a \$29,000,000 hybrid preferred equity investment in Mosaic Aetna Springs Resorts JV, LLC, a joint venture between Mosaic and Alchemy Resorts, LLC, for the purpose of a 3,520 acre luxury resort property in Napa County, California, which is comprised of an 80 key resort village, 44 residential properties, multiple vineyards and a 9-hole golf course.

Represented Shopoff Realty Investments L.P. ("Shopoff") in connection with the \$25,000,000 refinancing of Shopoff's leasehold interest in the Westkin Portfolio. The Westkin Portfolio is comprised of two (2) developments totaling approximately 811 acres of land in Cathedral City, CA, subleased to 1,927 individual households, two country clubs, one hotel, one business park and one self-storage facility. The developments are referred to most commonly as Las Estancias (Desert Princess) and Falcon Lake (Cathedral Canyon).

Represented The Jacobson Company ("Jacobson") in connection with the \$46,800,000 acquisition of The Velo Apartments – a 240 unit apartment complex located in Denver, Colorado. To finance the acquisition, Jacobson assumed two existing loans and obtained an additional supplemental loan.

Represented an affiliate of Lion Real Estate Group in connection with the refinancing of the "Brownstone Lofts" located at 1168 Bellevue Avenue in Los Angeles, with a \$15,000,000 loan that also included a loan defeasance.

Represented Larrabee Place, LLC, an affiliate of Abady Holdings, in its sale of two adjacent mixed-use retail properties in West Hollywood, California for a purchase price of \$5,475,000.

Represented Jefferson Place Investors, an affiliate of Norman Jacobson Realty Resources, Inc., in its sale of apartment complex in Carmichael, California known as the Jefferson Place Apartments for a purchase price of \$8,250,000.

Represented Wilshire Manor DST, an affiliate of Bellaire Real Estate, in its sale of an apartment complex located in Euless, Texas known as the Wilshire Manor Apartments for a purchase price of \$8,400,000. The disposition included the defeasance of the Seller's existing loan in the approximately amount of \$2,650,000.

Represented The Jacobson Company (“Jacobson”) in connection with the \$41,250,000 acquisition of The Modern Apartments – a 230 unit apartment complex located in Denver, Colorado. To finance the acquisition, Jacobson assumed two existing loans and obtained an additional supplemental loan.

Represented Gelt Ventures (“Gelt”) in connection with the \$16,500,000 acquisition of 919 Mission Street – a 665 unit self-storage facility located in South Pasadena, California.

Represented LEI-VIG Junction Associates LLC, an affiliate of Lowe Enterprises Investment Management, LLC, in its sale of a 92,000 square foot commercial office building located in San Jose, California for a total purchase price of \$32,000,000. The sale included the transfer of a \$1,600,000 letter of credit from Seller to Thin Film ASA, the parent company of the existing tenant at the property.

Represented Shopoff Realty Investments, L.P. in connection with obtaining an \$10,400,000 refinance loan for Los Alisos Retail Center located in Mission Viejo, California.

Represented Tides Equities, LLC in connection with the \$55,500,000 joint venture acquisition of the Davenport Apartments, a 442-unit apartment complex in Tempe, AZ.

Represented the Jacobson Family Trust and Med Village Investors LP in their sale of the Mediterranean Village Apartments located in Fairfield, California for a purchase price of \$21,425,000.

Represented Bellaire Pecan Tree, LLC, an affiliate of Bellaire Real Estate, in its acquisition of an apartment complex located in Dallas, Texas commonly known as the Pecan Tree Apartments for a purchase price of \$9,050,000. The acquisition was funded in part by a \$7,500,000 bridge loan.

Represented a subsidiary of Vista Investment Group, LLC in its refinance of real property located at 3100 N. 1st Street, San Jose, California in the amount of \$25,000,000.

Represented B.H. Properties, LLC and five of its affiliates in obtaining a borrowing base loan in the original principal amount of \$85,000,000 (with the ability to increase such amount to \$100,000,000). The loan is secured by four office buildings in Arizona, one in Texas and one in North Carolina.

Represented Harbor Associates in connection with the \$28,000,000 joint venture acquisition of 700 N. Central, a 136,015 square foot Class-B office building located in Glendale, California.

Represented Harbor Associates in connection with the \$29,250,000 joint venture acquisition of the Capitol Center, a 156,293 square foot mixed use property located in Denver, Colorado.

Represented E-Beverly Holdings, LLC and E-Bonnie Holdings, LLC, both affiliates of Brickstar Investments, in their sale of commercial real property located in Los Angeles, California for a total purchase price of \$17,060,000.

Represented Ocean West Capital Partners in connection with the \$13,500,000 refinance of The Strand – a 47,500 square foot office property located in Newport Beach, California. Ocean West entered into a loan to fund the refinance.

Represented 800 Cesar Chavez Owner, LLC, an affiliate of DECA Holdings LLC, in its acquisition of an industrial property located in South San Francisco, CA for a purchase price of \$30,000,000.

Represented Beverly Pacific in connection with obtaining a \$50,975,000 loan for La Privada at Scottsdale Ranch, a 350 unit apartment complex located in Scottsdale, Arizona.

Represented Tides Equities, LLC in connection with its acquisition of a 244-unit apartment community known as The Nines Apartments, located in Tempe, Arizona. The property was purchased from a subsidiary of 3rd Avenue Investments LLC for \$38,500,000. The Buyer assumed Seller's existing \$22,254,000 securitized loan.

Represented Benedict Canyon Equities, Inc. in connection with its acquisition of a 428-unit apartment community known as Avante Apartments, located in Phoenix, Arizona. The property was purchased for \$51,500,000.

Represented B.H. 1601 Lind Avenue, LLC, an affiliate of B.H. Properties, LLC, in obtaining a \$22,750,000 bridge loan secured by an approximately 200,000 square foot office building in Renton, WA.

Represented Reliant Real Estate Management, LLC in connection with a \$12 million private placement for the acquisition (and subsequent renovation and expansion) of a Class A self-storage facility consisting of 505 climate controlled units in Key West, Florida.

Represented Milpitas – District 2 Partners, LLC, a joint venture between Lyon Communities and Lennar Home Builders, in connection with a \$36,201,599.00 mezzanine loan for the purpose of providing mezzanine funding in connection with the construction of a 207-unit Class “A” apartment complex with approximately 7,735 square feet of ground floor retail located in Milpitas, California.

Represented Milpitas – District 2 Owner, LLC, a wholly owned subsidiary of Milpitas – District 2 Partners, LLC, a joint venture between Lyon Communities and Lennar Home Builders, in connection with a \$78,300,000 construction loan, for the construction of a 207-unit Class “A” apartment complex with approximately 7,735 square feet of ground floor retail located in Milpitas, California.

Represented Miramar Capital in connection with their purchase of a \$40,000,000 office building in Mountain View, CA. The purchase was partly financed by an equity investment from a public Korean company and partly by a mortgage loan.

Represented Vista Pointe Grand Apartments, LLC, an affiliate of the Redfern Family Trust dated June 22, 1995, in its acquisition of a 216-unit apartment complex located in Covina, California for a purchase price of \$61,500,000.

Represented Arrowroot Real Estate Fund I, LP (“Arrowroot”) in connection with the \$11,000,000 acquisition of Edgewood Park Apartments – a 64 unit apartment complex located in Cottonwood Heights, Utah. Arrowroot entered into a loan to fund the acquisition.

Represented an affiliate of Abady Holdings Corp. in connection with the refinancing of the 1 Oak nightclub on the Sunset Strip in West Hollywood with a \$20,000,000 loan that also included the transfer of the property to a new SPE required by the lender.

Represented a subsidiary of Dornin Investment Group, LLC, as seller’s counsel, in connection with the sale of certain office space containing approximately 131,194 rentable square feet of space on the 2nd and 3rd floors of Building H, located at 6543 & 6551 South Las Vegas Boulevard, Las Vegas, Nevada to a subsidiary of Moonwater Capital Management, Inc., for a purchase price of \$22,000,000. The property was purchased by Dornin in January of 2018 for \$11,250,000. A portion of the proceeds from the transaction were used to acquire 100% of the equity of a special purpose limited liability company, whose sole asset is an office building located at 6725 Via Austi Parkway, Las Vegas, Nevada, as the up-leg part of a 1031 transaction.

Represented GPI in connection with the acquisition of an office building at 4343 Lankershim for approximately \$11.5 million and concurrently we negotiated two leases with UCLA.

Represented 600 E. 1st Street, LLC and 600 E 1st Street Property LLC, affiliates of BLVD Partners LLC (“BLVD”), in their acquisition as tenants-in-common of three parcels of real property in the Little Tokyo/Arts District area of downtown Los Angeles. The total purchase price was \$12,650,000. We also represented BLVD in the formation of 600 E 1st Street Partners LLC, the investment fund used to purchase 600 E

1st Street Property LLC's interest in the property and the vehicle for BLVD's planned redevelopment of the property into a mixed-use multifamily residential and retail center.

Represented Tides Equities, LLC in connection with the \$19,000,000 joint venture acquisition of the Cabana Apartments, a 167-unit apartment complex in Tempe, Arizona.

Represented Cress Capital Partners ("Cress") in connection with their \$89,500,000 acquisition of the leasehold interest in 5 properties within the Cerritos Towne Center – a multi-use complex located in Cerritos, California. The property consists of five separate office buildings totaling 135,763 square feet. Cress entered into a joint venture with C-III Capital Partners ("C-III").

Represented Vista Investment Group ("Vista") in connection with the \$27,480,000 acquisition of Seville Plaza – a 140,060 square foot office complex located in San Diego, California. Vista entered into a joint venture with Acre Valley Real Estate ("AVRE").

Represented New Standard Equities in the acquisition (via a joint venture with Kairos Investment Management Company) of a 120-unit garden-style apartment complex located in Concord, California for \$36,000,000 and the \$28,730,000 acquisition loan with respect to such purchase.

Represented The Mareau Group in its acquisition of The Ivy Apartments at BYU Idaho for \$28,600,000. The acquisition was partly financed by a \$20,444,000 loan in the amount of \$7,200,000.00.

Represented Vista Investment Group in connection with financing to fund the acquisition of the leasehold interest in Media Park – an office complex located in Santa Monica, California. The property consists of three office buildings totaling 101,369 square feet and land totaling 227,886 square feet. Our client obtained a \$30,800,000 loan.

Represented New Standard Equities in the acquisition (via a joint venture with Kairos Investment Management Company) of a 143-unit apartment complex located in San Jose, California for \$61,500,000 and the \$29,907,330 acquisition loan with respect to such purchase.

Represented Kairos Investment Management Company as a preferred equity investor in connection with its \$6,500,000 preferred equity investment in Lantern Massandra JV, LLC, a joint venture formed with JoCo Partners and the ValCap Group, as sponsors, for the acquisition of a \$37,000,000.00 multifamily housing apartment project containing 310 dwelling units and located in City of Austin, County of Williamson, and State of Texas, which is commonly known as Westwood Apartments and Audubon Square. Acquired funding in the amount of \$29,907,330.

Represented Lyon Living as borrower's counsel in connection with the refinancing of a \$55,000,000 loan secured by a 438 unit multifamily residential apartment complex located in Sunrise, Florida and known as Water Terrace.

Represented Calmwater Capital as lender in connection with a \$7,125,000 loan to Lutz Real Estate Investments ("Lutz"). The loan financed the acquisition and predevelopment of the Kahn Building, located at 7430 2nd Avenue, Detroit, Michigan.

Represented Goldstein Planting Inc. ("GPI") in connection with the modification and extension of an existing loan covering GPI's property located at 9908 Santa Monica Blvd, Beverly Hills, CA. The modification increases the loan amount from \$23,180,000 to \$25,350,000 and extends the term of the loan for another 18 months.

Represented DIG MCC, LLC, a subsidiary of Dornin Investment Group, LLC, as seller's counsel in connection with a \$30 million sale of an office building located in metropolitan Las Vegas in the Marnell Corporate Center.

Represented Lyon Communities in connection with financing to fund the construction and development of West Grand Apartments, a 126-unit multifamily property located on 2.59 acres in Escondido, California. Our client obtained a \$29,500,000 senior loan and a \$14,211,000 mezzanine loan.

Represented Benedict Canyon Equities, Inc. in connection with its refinancing of a 240-unit apartment complex located in Silverdale, Washington, in the amount of \$38,790,000.00.

Represented 11434 Pico Boulevard Apartments Investors, LLC in connection with its acquisition of property on Pico Boulevard in West Los Angeles that is intended to be redeveloped with multi-family housing. The acquisition also included the negotiation of a buy-out of the existing lease with the night club tenant.

Represented LinRose Properties LLC (an affiliate of BLVD Partners) in connection with the refinancing of its almost 26,000 square foot retail and office building in the Venice-area of Los Angeles. Our client obtained a \$16,000,000 loan with an initial term of three years plus two, one-year extensions.

Represented Mosaic Real Estate Investors and Watt Funding as co-lenders in connection with a \$19,500,000 single asset real estate loan to River Rock Investments, LLC. The loan is secured by a first priority deed of trust on approximately 107.85 acres of real property located in Sacramento, California.

Represented Tides Equities, LLC in connection with the \$15,250,000 acquisition of the Murano Apartments, a 187-unit apartment complex in Phoenix, Arizona.

We represented New Standard Equities, Inc., in connection with the sale of Rancho Azul Apartments, a 74-unit multi-family apartment building located in San Diego California, to 116 Palm Avenue, LLC, for \$17,900,000.00

Represented Tides Equities, LLC in connection with the \$15,250,000 acquisition of the Murano Apartments, a 187-unit apartment complex in Phoenix, Arizona.

Represented New Standard Equities, Inc., in connection with the sale of Rancho Azul Apartments, a 74-unit multi-family apartment building located in San Diego California, to 116 Palm Avenue, LLC, for \$17,900,000.00.

Represented the Abbey Companies in a portfolio wide refinancing of 27 properties across all asset classes in the amount of \$229,300,000.

Represented New Standard Equities in its \$26,000,000 acquisition of the Mediterranean at Towngate, a 227-unit apartment community in Moreno Valley, California.

Represented BLVD Partners in a joint venture with a high-net worth family office in connection with the acquisition and redevelopment of a mixed-use, multi-family/retail complex in the Arts District area of Downtown Los Angeles, California.

Represented Calmwater Capital LLC (and previously Karlin Real Estate) in connection with over three dozen loan transactions secured by a variety of asset classes throughout the country.

Represented Dornin Investment Group as landlord in office and retail leases consisting of hundreds of thousands of square feet across a national portfolio.

Represented Harridge Development in the lease up of a 150,000 square foot office building in Hollywood, California.

Negotiated subleases and shopping center covenants, conditions and restrictions opposite CVS.

Represented joint venture in the leasing of over 30,000 square feet of retail space to HD Buttercup in the Arts District of Downtown Los Angeles.

Represented an affiliate of Vista Investment Group, LLC in connection with a joint venture with an affiliate of PIMCO Investment Management Co LLC, and we represented the joint venture in the acquisition of the Vasona Technology Park located in Campbell, California for \$113,300,000.

Represented an affiliate of Borstein Enterprises in connection with the modification of an acquisition and development loan it made to a joint venture among Silverpeak Capital, Harridge Development Group and Pacific Bridge Group. The modification increased the loan amount and extended the maturity date.

Represented one of the partners of the Coudures Family Limited Partnership in connection with its sale of the 150,148 square-foot Perris Plaza shopping center in Perris, California, for just over \$31 million to an affiliate of a joint venture between Wood Investments and SandTree Holdings. Financing for the acquisition was provided by DBD Credit Funding LLC.

Represented an affiliate of World Class Capital Group in connection with its \$31 million sale of a recently vacated, 100,000 plus square foot commercial building on approximately four acres of land located at 3030 Andrita Street in Los Angeles to an affiliate of Gaw Capital Partners.

Represented Dornin Investment Group in connection with multiple financings, including CMBS, bridge, bank and mezzanine loans, secured by office properties in Nevada and Texas.

Represented Evercore Partners Services East L.L.C. as tenant in office leases consisting of hundreds of thousands of square feet across a national portfolio.

Represented Scopely Inc., a mobile gaming technology start-up, in connection with their leasing of approximately 30,000 square feet of creative office space in the heart of the Culver City technology corridor.

Represented Planet Blue, a high-end women's clothing and fashion retailer, in their leasing of retail space in several shopping developments throughout the country.

Represented Pacific Industrial, an industrial real estate developer, as landlord in connection with a lease transaction for 130,980 square feet of warehouse space in San Bernardino County.

Represented a joint venture between Vista Investment Group, LLC, and Lowe Enterprises Investment Management, LLC, as landlord in a lease transaction for 92,864 square foot building containing approximately 22,240 square feet of working cleanroom space used for research, design and production of electronic components, and approximately 70,624 square feet of office space, in San Jose, California.

Represented Pontus Net Lease Advisors, LLC as landlord in connection with the lease of multiple car dealerships in Northern California.

Represented the Abbey Companies in a portfolio wide refinancing of 35 properties across all asset classes in the amount of \$309,000,000.

Represented Mosaic Real Estate Investors, LLC in connection with a \$20,000,000 preferred equity investment in an entity acquiring the Weyerhaeuser Corporate Campus in Federal Way, Washington, which is comprised of approximately 425 contiguous acres, for \$70,000,000.

Represented Jamison Properties, Inc. in connection with a \$77,600,000 CMBS Loan. The loan was secured by real property located in Hollywood, California; Dallas, Texas; and Plano, Texas.

Represented B.H. Properties, LLC in connection with a credit facility financing of \$265,000,000. The credit facility is secured by a 38-property portfolio comprised of commercial properties located in 11 states.

Represented Shopoff Realty in connection with the acquisition of Firecreek Crossing Shopping Center in Reno, NV, for \$48,490,000.

Represented an affiliate of M West Holdings, LLC in connection with the acquisition of NoHo Lofts, a 292-unit multi-family apartment complex located in North Hollywood's Arts District from Redrock Noho Residential LLC for \$102,500,000.

Represented Rancho Solana Apartments LLC in connection with the disposition of a multi-family apartment complex in Oxnard, California to a subsidiary of JRK Investors, Inc. for \$30,675,000.

Represented a subsidiary of Jamison Partners, as assigning borrower, in connection with the assignment of a \$54,000,000 construction loan, for an office building in Los Angeles, to a subsidiary of Jamison Partners.

Represented Brasada Homes Land, LLC in its acquisition of 315 acres located in San Dimas, CA from NJD, Ltd., for \$22,000,000. The property is part of a proposed development of a residential project of 65 single-family lots. It will be one of the largest hillside community developments in the San Gabriel Valley (and perhaps LA County) in recent years. We also represented the buyer in a \$21,500,000 seller carryback secured financing transaction.

Represented Rexford Industrial Realty, L.P. in connection with the acquisition of industrial properties in Gardena, CA.

Represented World Class Capital Group LLC in connection with the almost \$16,500,000 acquisition of an industrial building on almost five acres of land in Cerritos, CA, from the Maniaci Family Trust to be redeveloped as a self-storage facility.

Represented The Redfern Family Trust and two affiliated LLCs in connection with the \$75,000,000 acquisition of a not-yet-completed 204-unit apartment complex in Wilmington, CA, from an affiliate of CityView. The acquisition also included a holdback to fund the seller's completion of the project.

Represented Beverly Pacific in connection with joint venture with Redwood Urban for the acquisition of the Jefferson at Hollywood complex for \$132,500,000 comprising of 270 luxury apartments and 8,850 square feet of retail and restaurant space.

Represented Lyon Living and certain of its subsidiaries in connection with a \$388,421,000 refinancing of a loan portfolio. The portfolio consisted of seven multi-family residential apartment projects containing 2,152 residential units, which are located throughout Southern California and Colorado.

Represented Shopoff Realty Investments, L.P. in connection with the sale of a 624-unit multifamily apartment complex located in Las Vegas, Nevada, to a subsidiary of Archon Corporation. Sklar Kirsh had previously assisted Shopoff in its acquisition of Skypointe last year at a purchase price of \$72,250,000.

Represented The Bascom Group, as sponsor's joint venture counsel, in connection with the acquisition of a 406-unit multifamily project located in the city of Santa Ana, CA, with a purchase price of \$94,000,000.

Represented CollegePlace Partners, LLC in the purchase of a student housing portfolio at Brigham Young University for a total purchase price of approximately \$33,000,000.

Represented a subsidiary of Dornin Investment Group, LLC in connection with the sale of an office building, located in the City of Cypress, California, and containing approximately 106,341 rentable square feet of office space to V.C.I. Corporation for \$24,000,000.

Represented an affiliate of Harbor Associates, LLC, in connection with the acquisition, financing and sale leaseback of an office building located in Los Angeles, CA from Spanish Broadcasting System, Inc., for \$14,700,000. We also represented Harbor Associates, LLC in connection with a joint venture between Harbor Associates and Stockbridge Capital Group LLC. The acquisition and post-acquisition capital improvements were financed by CopperPoint Mutual Insurance Company.

Represented a national investment group in connection with its acquisition of an approximately 165-unit multi-residential property Vancouver, Washington, at a purchase price of approximately \$27,000,000.

Represented ACORE Capital, as lender, in connection with a mortgage loan in the principal amount of \$43,340,000, which loan was secured by a two-building office complex in Contra Costa County, California.

Represented an affiliate of Dornin Investment Group, LLC, as buyer's/borrower's counsel, in connection with the a \$15,600,000 acquisition and financing of a multi-family residential apartment complex located in Las Vegas, Nevada from special servicer CWC Capital Asset Management, LLC. The acquisition was funded in part as the up leg in a 1031 transaction and in part by a \$11,700,000 loan.

Represented Shopoff Realty Investments, L.P. in connection with the acquisition of an office portfolio located in Chicago, Illinois for \$37,500,000.

Represented an affiliate of Retirement Concepts in connection with its acquisition of Sherman Plaza in Van Nuys, CA for \$61,900,000, and the assumption of the \$48,700,000 loan secured thereby, as part of a 1031 exchange with an apartment building in Arizona.

Represented Shopoff Realty Investments, L.P. in connection with its acquisition of the Sacramento Bee's 10.9-acre office and industrial property located in midtown Sacramento for approximately \$50,000,000. The property currently houses the newspaper's printing and distribution facility.

Represented an affiliate of Vista Investment Group, LLC in connection with a joint venture with Acre Valley Real Estate Capital LLC and the joint venture's acquisition of an office park in Oregon for \$29,300,000.

Represented a subsidiary of Vista Investment Group, LLC in connection with the acquisition of a commercial building located in San Diego, California for \$25,175,000. The acquisition was financed by a \$16,600,000 loan.

Represented a national investment group in connection with its acquisition of an approximately 200-unit multi-residential property in a Seattle suburb for approximately \$45,000,000. Capital was provided through a joint venture with a private equity company.

Represented a subsidiary of Lyon Living, as borrower's counsel, in connection with a \$46,500,000 acquisition of membership interest in Marietta Crossing Associates, LLC, which was financed in part by a \$39,525,000 loan. The loan was secured by an 84 building, 420-unit multi-family apartment project in Marietta, Georgia.

Represented Shopoff Advisors in its acquisition of Westkin Properties, LTD. for \$23,000,000.

Represented New Standard Equities in connection with its acquisition of a 227-unit apartment community from TruAmerica Multifamily for \$27,850,000 in Moreno Valley, CA.

Represented a national investment group in connection with the sale of an approximately 250-unit multi-family apartment building located in Arizona for approximately \$40,000,000.

Represented a subsidiary of Mosaic Real Estate Credit, LLC, as lender's counsel in connection with a \$48,600,000.00 mezzanine loan.

Represented a subsidiary of Mosaic Real Estate Credit, LLC, as lender's counsel in connection with a \$33,000,000.00 construction loan for a mixed use project in Las Vegas.

Represented Brickstar Capital in connection with the formation of a joint venture with a high-net worth family office for the purpose of acquiring and rehabilitating two Marriott branded hotels in metropolitan Las Vegas, Nevada.

Represented Mosaic Real Estate Investors LLC in connection with a preferred equity transaction whereby they acquired a preferred equity position in a joint venture with OMEK Holdings for the purpose of renovating and converting a 10-unit apartment building located at 58 West 75th Street in the Borough of Manhattan, City and State of New York into a single family mansion.

Represented an affiliate of Redwood-Kairos Real Estate Value Fund IV, LLP in a joint venture with Cocke, Finkelstein, Inc. ("CFI"), to purchase a 146-unit multifamily residential project in Naples, Florida. The property purchase price was \$28,200,000.
