

Acquisitions & Dispositions

Sklar Kirsh assists clients in acquiring and selling commercial and residential real estate properties, whether it's a single asset transaction, national portfolio of properties, raw land for ground up development or REO assets. We offer our clients depth of experience, range and breadth of industry contacts and a thorough understanding of the varied marketplaces in which our clients do business within Southern California and beyond.

We counsel clients in the acquiring and selling of all sectors of income producing assets as well as development projects. In addition to preparing the core transaction documents, such as the purchase and sale agreement and related closing documents, we assist our clients in performing all due diligence relating to the acquisition or disposition of property, such as (i) reviewing all title matters relating to the property, (ii) confirming all requisite land use approvals for the property have been obtained from the applicable governmental agencies, (iii) reviewing all leases and preparing abstracts to identify material matters, and (iv) consulting with our clients regarding any relevant tax concerns.

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 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 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 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 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 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 The Tides on Mill Owner, LLC, an affiliate of Tides Equities, LLC, in its sale of a multi-family property located in Tempe, Arizona for a total purchase price of \$25,600,000.

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 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.

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 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 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 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.

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 14305 SW Sexton Mountain ARE, LLC, an affiliate of Arrowroot Real Estate, in its acquisition of a multi-family project know 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 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 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 Arixa 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.

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

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 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 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 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 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 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 CWCapital 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 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.
