



## REAL ESTATE

### Joint Ventures

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. Equity was provided by BMA International out of Dubai, UAE, which was represented by DLA Piper LLP. Seller was represented by Jackson Walker LLP. The Buyer assumed an existing \$22,388,000 loan from Citibank/Freddie Mac, which was represented by Seyfarth Shaw LLP.

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, who was represented by Davies Lemmis Raphaely Law Corporation, and the other joint venture was with Humilis, LLC, who was represented by Klehr Harrison Harvey Branzburg LLP. 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, from Dougherty Mortgage LLC. Seller was represented by Richard Ruschman out of Addison, Texas, and Lender was represented by Moss & Barnett out of Minneapolis, Minnesota. We also obtained a local Georgia opinion from Jed Beardsley from Baker Donelson in Atlanta, Georgia.

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 from Voya Retirement Insurance and Annuity Company. Eightfold Capital was represented by Berger Singerman out of Miami, FL. Seller was represented by Coleman Talley LLP, and Lender was represented by Seyfarth Shaw LLP, each out of Atlanta, Georgia. We also obtained a local Georgia opinion from Jed Beardsley from Baker Donelson in Atlanta, Georgia.

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, who was represented by Buchanan Ingersoll & Rooney LLP.

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

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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 from California Bank & Trust. 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. Lender was represented by Bryan Cave Leighton Paisner LLP and Thrive was represented by Metcalfe Wolff Stuart & Williams, LLP.

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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.

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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. Angelo Gordon was represented by Sutton, Pakfar & Courtney LLP.

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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 with Paravest Capital, represented by Andres & Barth, PC, and in obtaining a loan in the amount of \$18,896,655 from The Bancorp Bank, represented by Sills Cummis & Gross, P.C. Our client's portion of the equity in the joint venture was sourced through a syndication fund we also helped them form for this transaction.

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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. Equity was provided by Drake Real Estate Partners, which was represented by Katten Muchin Rosenman LLP. Financing was provided by MF-1 Capital LLC, which was represented by Holland & Knight LLP.

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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. The borrower was represented by Friedman and Friedman. CIT was represented by Posinelli.

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