

Los Angeles - CA

PREPARED BY





OFFICE CAPITAL MARKETS REPORT - MARKET

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Asset Value

12 Mo Sales Volume

Market Cap Rate

12 Mo Mkt Sale Price/SF Chg

\$193.1B

\$5.6B

5.4%

4.4%

12 MO SALES VOLUME	Total	Lowest	Highest
Transactions	569	-	-
Sales Volume	\$5.7B	\$195.9K	\$356.6M
Properties Sold	527	-	-
Transacted SF	12.9M	120	465.1K
Average SF	22.7K	120	465.1K

12 MO SALES PRICE	Average	Lowest	Highest	Market
Cap Rate	5.6%	1.5%	10.0%	5.4%
Sale Price/SF	\$462	\$34	\$7.2K	\$441
Sale Price	\$11.2M	\$195.9K	\$356.6M	-
Sale vs Asking Price	-6.6%	-35.7%	675.2%	-
% Leased at Sale	80.2%	0%	100%	-

KEY PERFORMANCE INDICATORS



SUMMARY

The economic tumult from the coronavirus will undoubtedly dent transaction volumes for at least the near term. Economic sentiment started to crater in mid-March, and many have hit pause on deals underway as well as future acquisitions. Lenders have scaled back their activity. With respect to pricing, it's too early to tell to what extent recent events will impact risk appetite, but current conditions are unlikely to be supportive of asset values in the coming quarters.

Los Angeles was one of the most active investment markets for office assets during the past year, capturing 6% of sales nationally. Sales volume remained robust as a result, with 570 transactions worth \$5.6 billion during this time. The past 10 years have averaged \$6.9 billion worth of sales a year.

Pricing achieved on recent deals in Los Angeles continues to be among the richest in the country. As one of the key gateway markets in the United States, office



properties in the metro garner among the five lowest cap rates in the nation, with average modelled cap rates currently standing at 5.4%, well below the national average of 6.9%. Market cap rates have held in a narrow range for three years. Top-tier assets in high-profile locations like Beverly Hills and Santa Monica can see even skinnier yields.

The average modeled price per SF currently stands at \$440, well above the national average of \$320. Coming into the pandemic, asset price growth was solid and running above inflationary levels for the past several quarters. In recent years, top-tier assets on the Westside have been able to achieve pricing north of \$1,000/SF.

While the buyer pool for office assets in Los Angeles continues to be attractive to all investor types, institutional and private buyers dominated acquisition activity during the past 12 months, with both types each capturing over 40% of dollar volumes, as they have historically. However, other buyer types, notably private equity and REITs, are usually more active than they were during the past year.

One of the largest sales so far this year was in February, when private equity firm Rockpoint Group purchased from institutional investor PGIM, Prudential's real estate investment arm, 5900 Wilshire Blvd. for \$303 million (\$650/SF). The 465,000-SF tower was 90% leased at the time of sale. PGIM acquired the asset in April 2016 for \$245 million (\$500/SF) at a 4.5% in-place cap rate. The property was 99% leased at the time of the 2016 sale.

Private and institutional investors were particularly active with disposition activity during the past year. The two sources combined represented almost 90% of sales activity. Those two buyer types represented only around

three-quarters of disposition activity during the past 10 years.

Focusing on sales by the origin of capital, activity by source during the past year in Los Angeles was roughly similar to the origin of buyers for office properties nationally. Sales volume during the past year has been led by national buyers, who represented almost half of all investment activity on a dollar basis during the past 12 months. Local buyers represented over a third of transactions and foreign buyers around 15%.

The outlook for pricing and sales volume is less certain than ever given the unprecedented nature of this recession. The baseline scenario calls for near-term price erosion of around 16% on a per-SF basis, but pricing would see a sustained recovery commence in the second half of 2021, with pricing reverting to current levels in the outer years of the forecast.

In the Moderate Downside scenario, pricing would decline by 21% over the next several quarters. After a modest bounce back, price declines would resume through 2024. Even by early 2025, pricing would remain 23% below peak levels of 20Q1.

Thinking beyond the near term, there could potentially be structural changes to office demand as a result of the pandemic that could either help or hurt office values. Dense office plans are out of favor at the moment. This could over time increase demand for office space, needing to spread workers out, which could be positive for asset values. Conversely, the massive work-fromhome experiment underway could lead office users to rethink their office needs as firms possibly allow more employees to work remotely. If there is a secular decline in office use, this could negatively impact office pricing in Los Angeles.



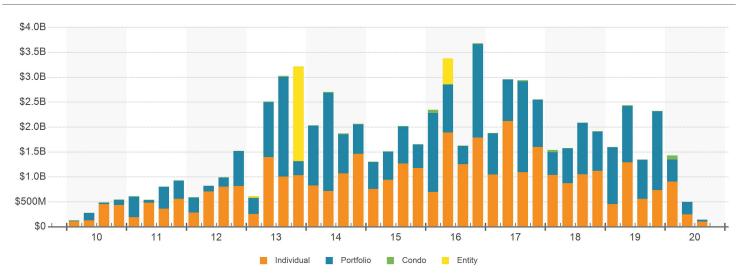
MARKET SALE PRICE & TRANSACTION SALE PRICE PER SF



MARKET CAP RATE & TRANSACTION CAP RATE

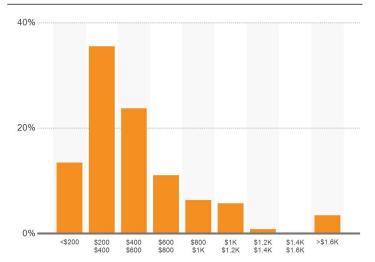


SALES VOLUME BY TRANSACTION TYPE

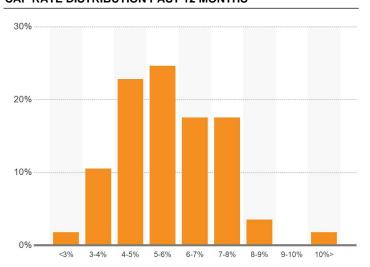




SALE PRICE PER SF DISTRIBUTION PAST 12 MONTHS



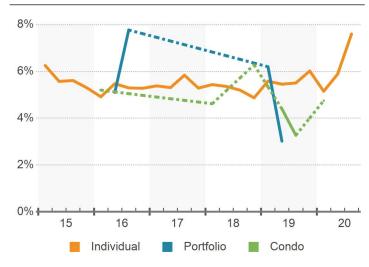
CAP RATE DISTRIBUTION PAST 12 MONTHS



SALE PRICE PER SF BY TRANSACTION TYPE



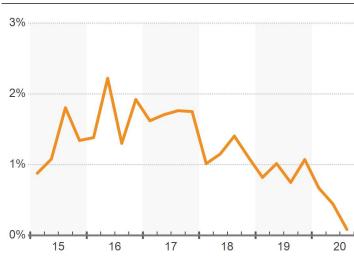
CAP RATE BY TRANSACTION TYPE



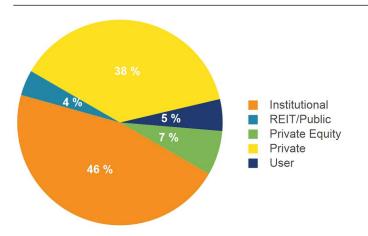
CUMULATIVE SALES VOLUME BY YEAR



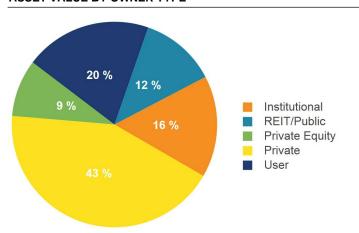
SOLD SF AS % OF TOTAL SF



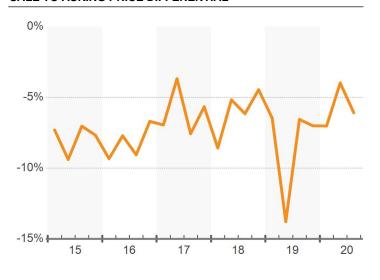
SALES VOLUME BY BUYER TYPE PAST 12 MONTHS



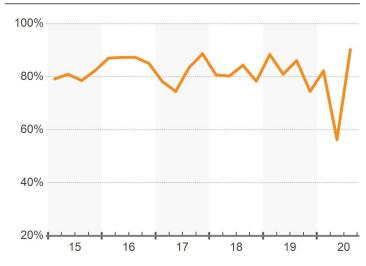
ASSET VALUE BY OWNER TYPE



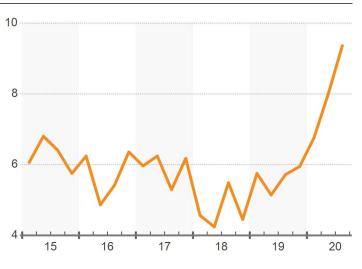
SALE TO ASKING PRICE DIFFERENTIAL



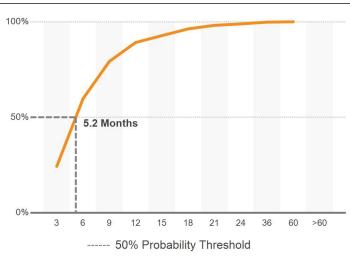
OCCUPANCY AT SALE



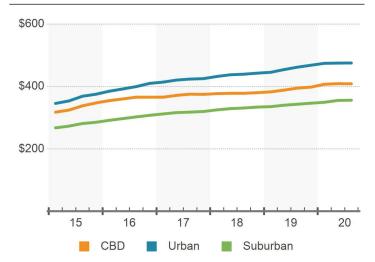
MONTHS TO SALE



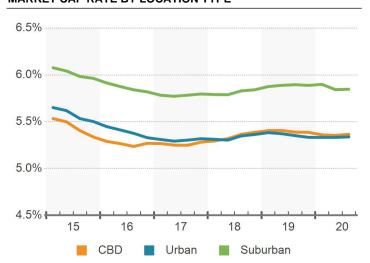
PROBABILITY OF SELLING IN MONTHS



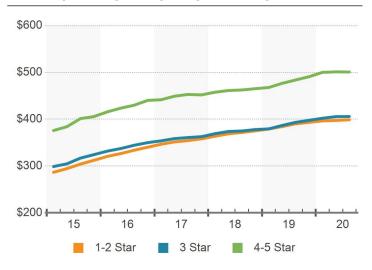
MARKET SALE PRICE PER SF BY LOCATION TYPE



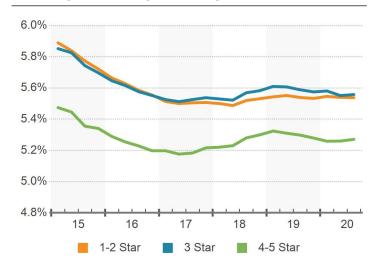
MARKET CAP RATE BY LOCATION TYPE



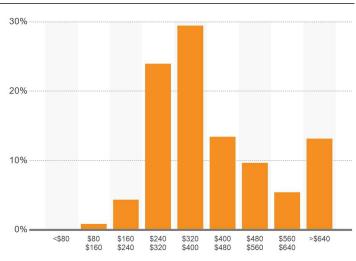
MARKET SALE PRICE PER SF BY STAR RATING



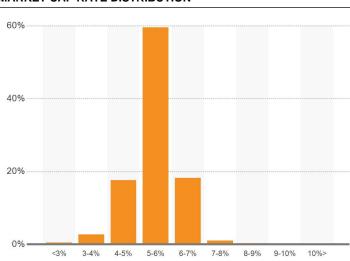
MARKET CAP RATE BY STAR RATING



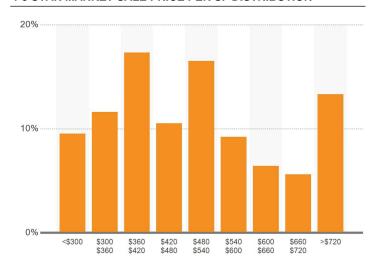
MARKET SALE PRICE PER SF DISTRIBUTION



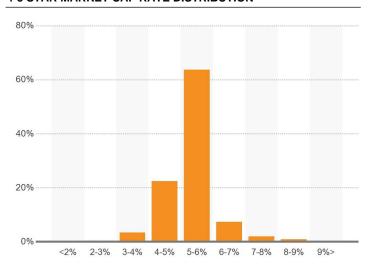
MARKET CAP RATE DISTRIBUTION



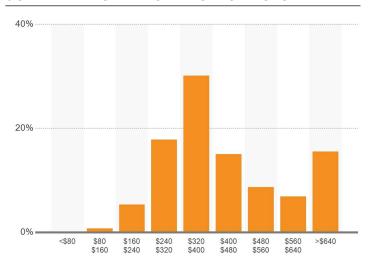
4-5 STAR MARKET SALE PRICE PER SF DISTRIBUTION



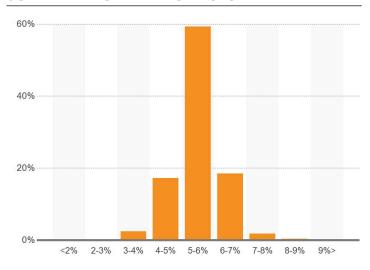
4-5 STAR MARKET CAP RATE DISTRIBUTION



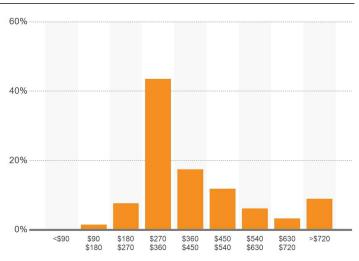
3 STAR MARKET SALE PRICE PER SF DISTRIBUTION



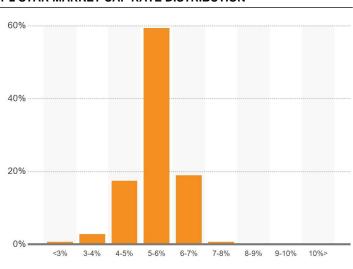
3 STAR MARKET CAP RATE DISTRIBUTION



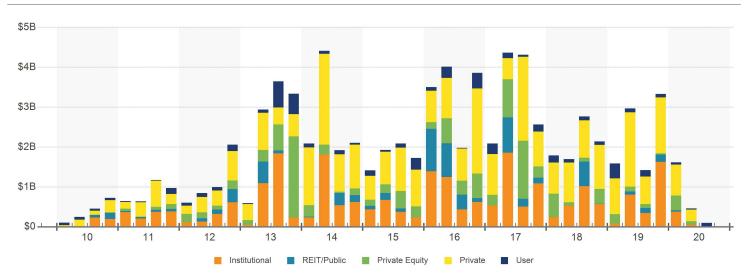
1-2 STAR MARKET SALE PRICE PER SF DISTRIBUTION



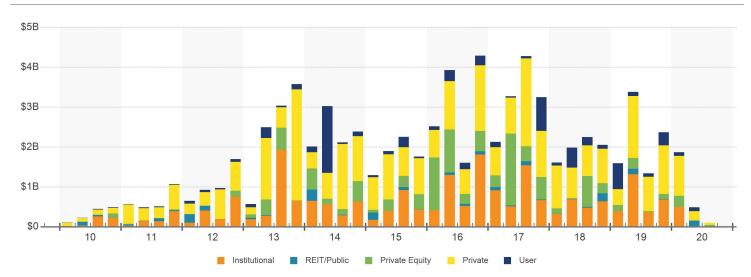
1-2 STAR MARKET CAP RATE DISTRIBUTION



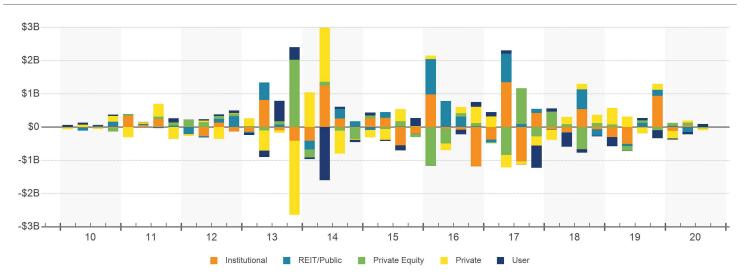
SALES VOLUME BY BUYER TYPE



SALES VOLUME BY SELLER TYPE



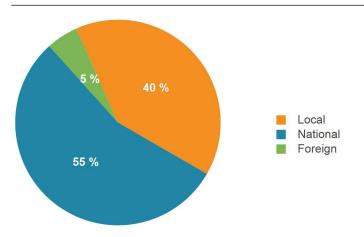
NET BUYING & SELLING BY OWNER TYPE

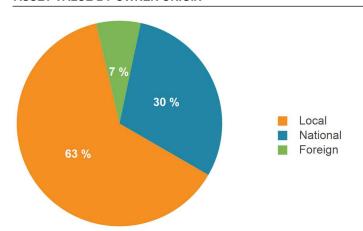




SALES VOLUME BY BUYER ORIGIN PAST 12 MONTHS

ASSET VALUE BY OWNER ORIGIN



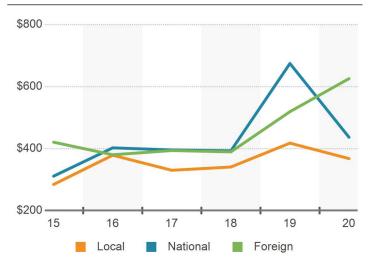


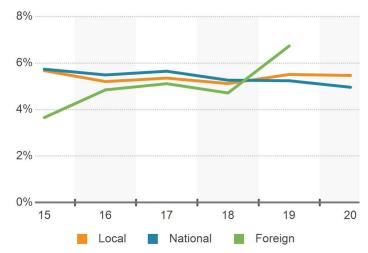
SALES VOLUME BY OWNER ORIGIN

	Total		Local			Nation	nal		Foreig	n
Year	Sales Volume	Bought	Sold	Net Trans	Bought	Sold	Net Trans	Bought	Sold	Net Trans
YTD	\$2.1B	\$844.7M	\$1.1B	(\$228.8M)	\$1.1B	\$794.5M	\$317.2M	\$8.8M	\$139.3M	(\$130.5M)
2019	\$7.7B	\$3.5B	\$3.3B	\$237.9M	\$3.1B	\$3.8B	(\$656.7M)	\$1B	\$590.7M	\$410M
2018	\$7.1B	\$3.2B	\$2.5B	\$735.7M	\$3.2B	\$4.2B	(\$932.5M)	\$468.5M	\$340.8M	\$127.7M
2017	\$10.3B	\$4.9B	\$3.9B	\$957.1M	\$4B	\$6.2B	(\$2.2B)	\$1.3B	\$92.6M	\$1.2B
2016	\$11B	\$5.1B	\$3.2B	\$1.9B	\$4.7B	\$7.3B	(\$2.6B)	\$1.1B	\$496M	\$639.4M
2015	\$6.5B	\$2.6B	\$3.2B	(\$647.7M)	\$3B	\$2.9B	\$107.1M	\$609.7M	\$260M	\$349.7M
2014	\$8.7B	\$2.6B	\$2.8B	(\$175.2M)	\$5.7B	\$5.7B	\$5.5M	\$154.3M	\$120.3M	\$34M
2013	\$9.4B	\$3.4B	\$4.6B	(\$1.2B)	\$2.9B	\$4.3B	(\$1.4B)	\$2.8B	\$362.3M	\$2.5B
2012	\$3.9B	\$1.8B	\$1.5B	\$264.7M	\$1.6B	\$1.5B	\$150.5M	\$353.4M	\$788.3M	(\$434.9M)
2011	\$2.9B	\$1.1B	\$1.3B	(\$142.8M)	\$1.5B	\$1.3B	\$143M	\$139.4M	\$154.1M	(\$14.7M)
2010	\$1.4B	\$634M	\$463.9M	\$170.2M	\$664.2M	\$857M	(\$192.8M)	\$19.4M	\$9.4M	\$10M

SALE PRICE PER SF BY BUYER ORIGIN

CAP RATE BY BUYER ORIGIN







SUBMARKET SALES TRANSACTIONS PAST 12 MONTHS

Culver City \$1,125,893,167 36 505,076 14,030 5,1% \$580 Pasaderan \$580,744,803 41 1,765,672 42,737 4.9% \$386 Marian Del Reyl/enice \$466,750,00 77 726,527 42,737 4.9% \$386 El Segundo \$462,764,237 29 1,318,997 45,463 5.2% \$473 Miracle Mile \$336,050,000 2 578,100 289,050 4.0% \$544 Santa Monica \$316,778 9 302,299 33,569 4.7% \$780 Long Beach: Downtown \$227,800,302 15 783,549 52,237 6.0% \$323 Eastern SGV \$173,955,000 43 642,400 14,942 5.4% \$4353 CalebassaswWestlake Vill \$131,515,000 12 511,67 42,880 6.0% \$328 Beach Cities/Paics Verdes \$132,215,500 8 272,12 4.768 5.5% \$355 Mid-Villsihre \$120,250,300 8	Submarket Name	Sales Volume	Transactions	Transacted SF	Avg SF	Mkt Cap Rate	Mkt Sale Price/SF
Marina Del Reyl/Venice	Culver City	\$1,125,893,167	36	505,076	14,030	5.1%	\$586
El Segundo \$462,764,237 29 1,318,997 45,483 5.2% \$473 Miracle Mille \$369,050,000 2 579,100 280,050 4.6% 5544 Miracle Mille \$369,050,000 2 579,100 280,050 4.6% 5544 Santa Monica \$316,475,738 9 30,2299 33,589 4.7% 5760 Long Beach: Downtown \$275,890,302 15 783,549 52,237 6.0% 2838 Eastern SCV \$179,010,901 43 442,490 14,942 5.8% 3322 Eastern SCV \$173,010,901 12 512,157 42,680 6.0% 3308 Buch Cliles Palos Verdes \$130,217,209 20 510,786 25,539 5.5% 3455 Mid-Wilshire \$120,987,500 8 276,142 34,768 5.3% 3359 Mid-Cliles Palos Verdes \$130,217,209 20 510,786 25,539 5.5% 3455 Mid-Cliles Palos Verdes \$120,987,500 8 278,142 34,768 5.3% 3559 Mid-Cliles Palos Verdes \$120,987,500 8 278,142 34,768 5.3% 3559 Mid-Cliles Substant Los Angeles \$892,026,500 14 292,479 20,881 5.4% 3388 Southeast Los Angeles \$89,872,826 14 289,023 19,218 5.5% 3405 Mid-Wilshire \$120,987,500 14 289,027 15,766 5.0% 3294 Migelewood/South LA \$86,677,226 14 269,023 19,218 5.5% 3405 Western SGV \$77,836,141 25 190,237 7,609 5.6% 3341 Hollywood \$77,925,500 17 110,222 6,484 5.1% 3580 North Hollywood \$77,925,500 17 110,222 6,484 5.1% 3580 North Hollywood \$77,925,500 17 110,222 6,484 5.1% 3580 North Hollywood/Silver Lake \$60,932,000 12 117,417 12,28 5.5% 3470 East Hollywood/Silver Lake \$60,932,000 12 117,417 12,28 5.5% 3341 LAX 345,000,000 11 3306,243 306,243 5.4% 3333 LAX 345,000,000 11 3306,243 306,243 5.4% 3330 LAX 345,000,000 11 300,024 306,243 5.6% 3330 North Hollywood/Silver Lake \$60,932,000 5 560,036 3331 North Hollywood	Pasadena	\$580,744,803	41	1,785,872	43,558	5.4%	\$396
Miracle Mille \$358,050,000 2 578,100 289,050 4.6% \$544 Santa Monica \$316,475,738 9 302,299 33,589 4.7% \$760 Long Beach: Downtown \$275,890,302 15 783,549 52,237 6,0% \$233 Eastem SGV \$179,010,901 43 642,490 14,942 5.9% \$322 Burbank \$173,992,500 13 407,442 31,342 5.4% \$435 Calabasas/Westlake Vill \$131,510,000 12 512,157 42,680 6.0% \$308 Boach Cities/Palos Vordes \$130,217,209 20 510,786 26,539 5.5% \$455 Mid-Villishre \$120,987,500 38 228,142 34,788 5.3% \$359 Mid-Villishre \$120,987,500,430 36 468,001 13,00 6.0% \$284 Southeast Los Angeles \$98,758,034 26 410,427 15,786 6.0% \$294 Westem SGV \$77,886,141 25	Marina Del Rey/Venice	\$466,275,000	17	726,527	42,737	4.8%	\$669
Santa Monica \$316,475,738 9 302,299 33,589 4,7% \$760 Long Beach: Downtown \$275,890,302 15 783,549 \$2,237 6,0% \$233 Burbank \$179,010,901 43 642,490 14,942 5,4% 4533 Calabasas/Westlake Vill \$131,510,000 12 \$12,157 42,880 6,0% 3308 Beach Cities/Palos Verdes \$130,217,209 20 510,786 25,539 5,5% 3455 Mid-Vilshire \$120,987,500 8 278,142 34,768 5,3% 5,3% 359 Mid-Cities \$120,550,430 36 468,001 13,000 6,0% \$280 Downtown Los Angeles \$92,026,500 14 292,479 20,991 5,4% 538 Southeast Los Angeles \$92,026,500 14 292,479 20,991 5,4% 539 Southeast Los Angeles \$98,758,034 26 410,427 7,500 5,6% 3241 Hollywood \$77,886,141<	El Segundo	\$462,764,237	29	1,318,997	45,483	5.2%	\$473
Long Beach: Downtown \$275,890,302 15 783,549 \$2,237 6.0% \$293 Eastern SGV \$170,010,901 43 642,490 14,942 5.8% \$322 Burbank \$170,992,500 13 407,442 31,342 5.4% \$453 Calabassas/Westlake Vill \$131,510,000 12 512,167 42,680 6.0% \$308 Beach Cilles/Palos Verdes \$130,217,209 20 510,786 25,539 5.5% \$455 Mid-Wilshire \$120,987,500 8 278,142 34,768 5.3% 338 Mid-Cilias \$120,550,430 36 468,001 13,000 6.0% \$289 Downtown Los Angeles \$92,026,500 14 292,479 20,891 5.4% \$388 Southeast Los Angeles \$88,778,934 26 410,427 15,766 6.0% \$294 Western SGV \$77,835,141 25 190,237 7,609 5.5% \$341 Hollywood \$77,400,500 17	Miracle Mile	\$358,050,000	2	578,100	289,050	4.6%	\$544
Eastern SGV \$179,010,901 43 642,490 14,942 5,8% \$322 Burbank \$173,392,500 13 407,442 31,342 5,4% \$453 Calabasas/Westlake Vill \$131,510,000 12 512,157 42,680 6,0% \$308 Bid-Cilles \$130,217,209 20 \$10,786 25,539 5,5% \$455 Mid-Wilshire \$120,987,500 8 278,142 34,768 5,3% \$358 Mid-Cilles \$120,550,430 36 468,001 13,000 6,0% \$228 Downtrown Los Angeles \$92,026,500 14 292,479 20,891 5,4% \$338 Southeast Los Angeles \$94,755,034 26 410,427 15,786 6,0% \$224 Inglewood/South LA \$86,677,226 14 299,053 19,218 5,5% \$405 Western SGV \$77,805,141 25 190,237 7,609 5,6% \$341 Belowirly Hills \$77,405,500 5 111,	Santa Monica	\$316,475,738	9	302,299	33,589	4.7%	\$760
Burbank \$173,992,500 13 407,442 31,342 5.4% \$483 Calabasas/Westlake Vill \$131,510,000 12 \$12,157 42,680 6.0% \$308 Beach Cities/Palos Verdes \$130,217,209 20 \$10,786 25,539 5.5% \$455 Mild-Wilshire \$120,897,500 8 278,142 43,768 5.3% \$358 Mid-Cities \$120,897,500 44 292,479 20,881 5.4% \$388 Southeast Los Angeles \$82,758,034 26 410,427 15,786 6.0% \$224 Inglewood/South LA \$86,677,226 14 299,053 19,218 5.5% 4905 Western SGV \$77,836,141 25 190,237 7,609 5.6% \$343 Hollywood \$77,805,141 25 190,237 7,609 5.6% \$343 Beverly Hillis \$71,381,615 8 261,595 32,699 5.4% \$333 Stoth Hollywood \$71,381,615 8	Long Beach: Downtown	\$275,890,302	15	783,549	52,237	6.0%	\$293
Calabasas/Westlake Vill \$131,510,000 12 \$12,157 42,680 6.0% \$308 Beach Cilies/Palos Verdes \$130,217,209 20 \$10,786 25,539 5.5% \$455 Mid-Wilshire \$120,987,500 8 278,142 34,688 5.5% \$358 Mid-Cilies \$120,550,430 36 468,001 13,000 6.0% \$280 Downtown Los Angeles \$92,026,500 14 292,479 20,891 5.4% \$338 Southeast Los Angeles \$89,758,034 26 410,427 15,786 6.0% \$224 Inglewood/South LA \$86,677,226 14 290,237 7,699 5.6% \$341 Hollywood \$77,836,141 25 190,237 7,699 5.6% \$341 Beaverly Hills \$77,905,00 17 110,222 6,484 5.1% \$546 Boverly Hills \$71,381,615 8 261,595 32,353 4.8% \$308 Studio/Universal Cities \$60,122,000	Eastern SGV	\$179,010,901	43	642,490	14,942	5.8%	\$322
Beach Cities/Palos Verdes \$130,217,209 20 \$510,788 25,539 5.5% \$455 Mid-Wilshire \$120,987,500 8 278,142 34,768 5.3% \$338 Mid-Cities \$120,550,430 36 468,001 13,000 6.0% \$280 Downtown Los Angeles \$89,758,034 26 410,427 15,786 6.0% \$294 Inglewood/South LA \$86,677,226 14 269,053 19,218 5.5% \$405 Western SGV \$77,836,141 25 190,237 7,609 5.6% \$341 Beverly Hills \$71,925,500 5 111,763 22,353 4.8% \$508 North Hollywood \$71,381,615 8 261,595 32,699 5.4% \$338 Studio/Universal Cities \$69,132,000 12 147,417 12,228 5.5% \$471 East Hollywood/ Silver Lake \$61,088,989 14 338,169 24,155 5.4% \$436 Long Beach' Suburban \$59,995,822	Burbank	\$173,992,500	13	407,442	31,342	5.4%	\$453
Mid-Wilshire \$120,987,500 8 278,142 34,768 5.3% \$359 Mid-Cities \$120,550,430 36 468,001 13,000 6.0% \$280 Downtown Los Angeles \$92,026,500 14 292,479 20,891 5.4% 398 Southeast Los Angeles \$88,758,034 26 410,427 15,786 6.0% \$294 Inglewood/South LA \$86,677,226 14 268,053 19,218 5.5% \$405 Western SGV \$77,836,141 25 190,237 7,609 5.6% \$341 Hollywood \$77,400,500 17 110,222 6,484 5.1% \$64 Beverly Hills \$71,331,615 8 261,595 32,699 5.4% \$393 Studio/Universal Cities \$61,32,000 12 147,417 12,285 5.5% \$471 East Hollywood/Silver Lake \$61,088,898 14 333,169 24,155 5.4% \$421 East Hollywood/Silver Lake \$61,399,995,822 <t< td=""><td>Calabasas/Westlake Vill</td><td>\$131,510,000</td><td>12</td><td>512,157</td><td>42,680</td><td>6.0%</td><td>\$308</td></t<>	Calabasas/Westlake Vill	\$131,510,000	12	512,157	42,680	6.0%	\$308
Mid-Cities \$120,550,430 36 468,001 13,000 6.0% \$280 Downtown Los Angeles \$92,026,500 14 292,479 20,891 5.4% \$398 Southeast Los Angeles \$89,758,034 26 410,427 15,786 6.0% \$294 Inglewood/South LA \$86,677,226 14 269,053 19,218 5.5% \$405 Western SCV \$77,836,141 25 190,237 7,609 5.6% \$341 Hollywood \$77,400,500 17 110,222 6,484 5.1% \$547 Beverly Hills \$71,381,615 8 261,595 32,699 5.4% \$393 Studio/Universal Cities \$69,132,000 12 147,417 12,225 5.5% \$446 Long Beach: Suburban \$59,995,822 13 277,085 21,314 6.1% \$293 Torrance \$59,049,000 25 298,228 11,929 5.8% \$344 LAX \$45,695,000 1 306,243	Beach Cities/Palos Verdes	\$130,217,209	20	510,786	25,539	5.5%	\$455
Downtown Los Angeles \$92,026,500 14 292,479 20,891 5.4% \$398 Southeast Los Angeles \$89,758,034 26 410,427 15,786 6.0% \$294 Inglewood/South LA \$86,677,226 14 269,053 19,218 5.5% \$405 Western SCV \$77,836,141 25 190,237 7.609 5.6% \$341 Hollywood \$77,400,500 17 110,222 6.484 5.1% \$560 Beverly Hills \$71,925,500 5 111,763 22,353 4.8% \$808 North Hollywood \$71,381,615 8 261,595 32,699 5.4% \$393 Studio/Universal Cities \$69,132,000 12 147,417 12,285 5.5% \$471 East Hollywood/Silver Lake \$61,088,898 14 338,169 24,155 5.4% \$446 Long Beach: Suburban \$59,958,22 13 277,085 21,314 6.1% \$29,724 Torrance \$59,040,000 2 <td>Mid-Wilshire</td> <td>\$120,987,500</td> <td>8</td> <td>278,142</td> <td>34,768</td> <td>5.3%</td> <td>\$359</td>	Mid-Wilshire	\$120,987,500	8	278,142	34,768	5.3%	\$359
Southeast Los Angeles \$89,758,034 26 410,427 15,786 6.0% \$294 Inglewood/South LA \$86,677,226 14 269,053 19,218 5.5% \$405 Western SGV \$77,836,141 25 190,237 7,609 5.6% \$341 Hollywood \$77,400,500 17 110,222 6.484 5.1% \$558 Beverly Hills \$71,925,500 5 111,763 32,353 4.8% \$808 North Hollywood \$71,381,615 8 261,595 32,699 5.4% \$393 Studio/Universal Cities \$69,132,000 12 147,417 12,285 5.5% \$441 Long Beach: Suburban \$59,995,822 13 277,085 21,314 6.1% \$293 Torrance \$59,049,000 25 298,228 11,929 5.8% \$344 Tarzana \$45,695,000 2 137,669 68,835 5.7% \$365 LAX \$45,000,000 1 151,809 <td< td=""><td>Mid-Cities</td><td>\$120,550,430</td><td>36</td><td>468,001</td><td>13,000</td><td>6.0%</td><td>\$280</td></td<>	Mid-Cities	\$120,550,430	36	468,001	13,000	6.0%	\$280
Inglewood/South LA \$86,677,226 14 269,053 19,218 5.5% \$405 Western SGV \$77,836,141 25 190,237 7,609 5.6% \$341 Hollywood \$77,400,500 17 110,222 6,484 5.1% \$547 Beverly Hills \$71,325,500 5 111,763 22,353 4.8% \$808 North Hollywood \$71,381,615 8 261,595 32,699 5.4% \$393 Studio/Universal Cities \$69,132,000 12 147,417 12,285 5.5% \$471 East Hollywood/Silver Lake \$61,088,898 14 338,169 24,155 5.4% \$446 Long Beach: Suburban \$59,995,822 13 277,085 21,314 6.1% \$293 Torrance \$59,049,000 25 298,228 11,929 5.8% \$344 Tarzana \$45,095,000 1 306,243 5.4% \$375 Western SFV \$38,280,000 10 151,809 15,818 <td>Downtown Los Angeles</td> <td>\$92,026,500</td> <td>14</td> <td>292,479</td> <td>20,891</td> <td>5.4%</td> <td>\$398</td>	Downtown Los Angeles	\$92,026,500	14	292,479	20,891	5.4%	\$398
Western SGV \$77,836,141 25 190,237 7,609 5,6% \$341 Hollywood \$77,400,500 17 110,222 6,484 5,1% \$547 Beverly Hills \$71,925,500 5 111,763 22,353 4,8% \$808 North Hollywood \$71,381,615 8 261,595 32,699 5,4% \$3893 Studio/Universal Cities \$69,132,000 12 147,417 12,285 5,5% \$471 East Hollywood/Silver Lake \$61,088,898 14 338,169 24,155 5,4% \$446 Long Beach: Suburban \$59,995,822 13 277,085 21,314 6,1% \$293 Torrance \$59,049,000 25 298,228 11,929 5,8% \$344 Tarzana \$45,695,000 2 137,669 68,835 5,7% \$365 LAX \$45,000,000 1 362,43 36,43 5,4% \$376 Western SFV \$38,280,000 10 151,809 15	Southeast Los Angeles	\$89,758,034	26	410,427	15,786	6.0%	\$294
Hollywood	Inglewood/South LA	\$86,677,226	14	269,053	19,218	5.5%	\$405
Beverly Hillis \$71,925,500 5 111,763 22,353 4.8% \$808 North Hollywood \$71,381,615 8 261,595 32,699 5.4% \$393 Studio/Universal Cities \$69,132,000 12 147,417 12,285 5.5% \$471 East Hollywood/Silver Lake \$61,088,898 14 338,169 24,155 5.4% \$446 Long Beach: Suburban \$59,995,822 13 277,085 21,314 6.1% \$293 Torrance \$59,049,000 25 298,228 11,929 5.8% \$344 Tarzana \$45,695,000 2 137,669 68,35 5.7% \$365 LAX \$45,000,000 1 306,243 5.4% \$375 Western SFV \$38,280,000 10 151,809 15,181 6.0% \$388 Woodland Hills/Warner Ctr \$34,719,409 8 99,630 12,454 6.2% \$329 Park Mile \$32,200,000 5 56,642 11,328	Western SGV	\$77,836,141	25	190,237	7,609	5.6%	\$341
North Hollywood \$71,381,615 8 261,595 32,699 5.4% \$393 Studio/Universal Cities \$69,132,000 12 147,417 12,285 5.5% \$471 East Hollywood/Silver Lake \$61,088,898 14 338,169 24,155 5.4% \$446 Long Beach: Suburban \$59,995,822 13 277,085 21,314 6.1% \$293 Torrance \$59,049,000 25 298,228 11,929 5.8% \$344 Tarzana \$45,695,000 2 137,669 68.835 5.7% \$365 LAX \$45,000,000 1 151,809 5.8% \$375 Western SFV \$38,280,000 10 151,809 5.6% \$388 Woodland Hills/Warner Ctr \$34,719,409 8 99,630 12,454 6.2% \$329 Park Mile \$32,200,000 5 56,642 11,328 5.2% \$429 Eastern SFV \$29,794,505 13 104,987 8,076 5.9%	Hollywood	\$77,400,500	17	110,222	6,484	5.1%	\$547
Studio/Universal Cities \$69,132,000 12 147,417 12,285 5.5% \$471 East Hollywood/Silver Lake \$61,088,898 14 338,169 24,155 5.4% \$446 Long Beach: Suburban \$59,995,822 13 277,085 21,314 6.1% \$293 Torrance \$59,049,000 25 298,228 11,929 5.8% \$344 Tarzana \$45,695,000 2 137,669 68,835 5.7% \$365 LAX \$45,000,000 1 306,243 306,243 5.4% \$375 Western SFV \$38,280,000 10 151,809 15,181 6.0% \$311 Glendale \$37,501,480 17 100,231 5,896 5.6% \$388 Woodland Hills/Warner Ctr \$34,719,409 8 99,630 12,454 6.2% \$329 Park Mile \$32,200,000 5 56,642 11,328 5.2% \$429 Bastern SFV \$29,794,550 13 104,987	Beverly Hills	\$71,925,500	5	111,763	22,353	4.8%	\$808
East Hollywood/Silver Lake \$61,088,898 14 338,169 24,155 5.4% \$446 Long Beach: Suburban \$59,995,822 13 277,085 21,314 6.1% \$293 Torrance \$59,049,000 25 298,228 11,929 5.8% \$344 Tarzana \$45,695,000 2 137,669 68,835 5.7% \$365 LAX \$45,000,000 1 306,243 306,243 5.4% \$375 Western SFV \$38,280,000 10 151,809 15,181 6.0% \$311 Glendale \$37,501,480 17 100,231 5,896 5.6% \$388 Woodland Hills/Warner Ctr \$34,719,409 8 99,630 12,454 6.2% \$329 Park Mile \$32,200,000 5 56,642 11,328 5.2% \$429 Eastern SFV \$29,7794,505 13 104,987 8,076 5.9% \$313 Antelope Valley \$22,575,500 16 164,536 10,2	North Hollywood	\$71,381,615	8	261,595	32,699	5.4%	\$393
Long Beach: Suburban \$59,995,822 13 277,085 21,314 6.1% \$293 Torrance \$59,049,000 25 298,228 11,929 5.8% \$344 Tarzana \$45,695,000 2 137,669 68,835 5.7% \$365 LAX \$45,000,000 1 306,243 306,243 5.4% \$375 Western SFV \$38,280,000 10 151,809 15,181 6.0% \$311 Glendale \$37,501,480 17 100,231 5,896 5.6% \$388 Woodland Hills/Warner Ctr \$34,719,409 8 99,630 12,454 6.2% \$329 Park Mile \$32,200,000 5 56,642 11,328 5.2% \$429 Eastern SFV \$29,794,505 13 104,987 8,076 5.9% \$313 Antelope Valley \$23,575,500 16 164,536 10,284 6.4% \$316 Pacific Palisades/Malibu \$20,250,000 5 51,901 10,380 <td>Studio/Universal Cities</td> <td>\$69,132,000</td> <td>12</td> <td>147,417</td> <td>12,285</td> <td>5.5%</td> <td>\$471</td>	Studio/Universal Cities	\$69,132,000	12	147,417	12,285	5.5%	\$471
Torrance \$59,049,000 25 298,228 11,929 5.8% \$344 Tarzana \$45,695,000 2 137,669 68,835 5.7% \$365 LAX \$45,000,000 1 306,243 306,243 5.4% \$375 Western SFV \$38,280,000 10 151,809 15,181 6.0% \$311 Glendale \$37,501,480 17 100,231 5,896 5.6% \$388 Woodland Hills/Warner Ctr \$34,719,409 8 99,630 12,454 6.2% \$329 Park Mile \$32,200,000 5 56,642 11,328 5.2% \$429 Eastern SFV \$29,794,505 13 104,987 8,076 5.9% \$313 Antelope Valley \$23,575,500 16 164,536 10,284 6.4% \$316 Pacific Palisades/Malibu \$20,250,000 5 51,901 10,380 5.4% \$671 West Los Angeles \$18,105,000 4 24,221 6,055	East Hollywood/Silver Lake	\$61,088,898	14	338,169	24,155	5.4%	\$446
Tarzana \$45,695,000 2 137,669 68,835 5.7% \$365 LAX \$45,000,000 1 306,243 306,243 5.4% \$375 Western SFV \$38,280,000 10 151,809 15,181 6.0% \$311 Glendale \$37,501,480 17 100,231 5,896 5.6% \$388 Woodland Hills/Warner Ctr \$34,719,409 8 99,630 12,454 6.2% \$329 Park Mile \$32,200,000 5 56,642 11,328 5.2% \$429 Eastern SFV \$29,794,505 13 104,987 8,076 5.9% \$313 Antelope Valley \$23,575,500 16 164,536 10,284 6.4% \$316 Pacific Palisades/Malibu \$20,250,000 5 51,901 10,380 5.4% \$671 West Los Angeles \$18,105,000 4 22,625 5,656 4.7% \$607 West Hollywood \$12,245,022 4 18,741 4,685	Long Beach: Suburban	\$59,995,822	13	277,085	21,314	6.1%	\$293
LAX \$45,000,000 1 306,243 306,243 5.4% \$375 Western SFV \$38,280,000 10 151,809 15,181 6.0% \$311 Glendale \$37,501,480 17 100,231 5,896 5.6% \$388 Woodland Hills/Warner Ctr \$34,719,409 8 99,630 12,454 6.2% \$329 Park Mile \$32,200,000 5 56,642 11,328 5.2% \$429 Eastern SFV \$29,794,505 13 104,987 8,076 5.9% \$313 Antelope Valley \$23,575,500 16 164,536 10,284 6.4% \$316 Pacific Palisades/Malibu \$20,250,000 5 51,901 10,380 5.4% \$671 West Los Angeles \$18,105,000 4 24,221 6,055 5.0% \$581 Westwood \$17,265,000 4 22,625 5,656 4.7% \$607 West Hollywood \$12,245,022 4 18,741 4,685	Torrance	\$59,049,000	25	298,228	11,929	5.8%	\$344
Western SFV \$38,280,000 10 151,809 15,181 6.0% \$311 Glendale \$37,501,480 17 100,231 5,896 5.6% \$388 Woodland Hills/Warner Ctr \$34,719,409 8 99,630 12,454 6.2% \$329 Park Mile \$32,200,000 5 56,642 11,328 5.2% \$429 Eastern SFV \$29,794,505 13 104,987 8,076 5.9% \$313 Antelope Valley \$23,575,500 16 164,536 10,284 6.4% \$316 Pacific Palisades/Malibu \$20,250,000 5 51,901 10,380 5.4% \$671 West Los Angeles \$18,105,000 4 24,221 6,055 5.0% \$581 Westwood \$17,265,000 4 22,625 5,656 4.7% \$607 West Hollywood \$12,245,022 4 18,741 4,685 5.1% \$634 Banta Clarita Valley \$10,235,000 6 45,193 <td< td=""><td>Tarzana</td><td>\$45,695,000</td><td>2</td><td>137,669</td><td>68,835</td><td>5.7%</td><td>\$365</td></td<>	Tarzana	\$45,695,000	2	137,669	68,835	5.7%	\$365
Glendale \$37,501,480 17 100,231 5,896 5.6% \$388 Woodland Hills/Warner Ctr \$34,719,409 8 99,630 12,454 6.2% \$329 Park Mile \$32,200,000 5 56,642 11,328 5.2% \$429 Eastern SFV \$29,794,505 13 104,987 8,076 5.9% \$313 Antelope Valley \$23,575,500 16 164,536 10,284 6.4% \$316 Pacific Palisades/Malibu \$20,250,000 5 51,901 10,380 5.4% \$671 West Los Angeles \$18,105,000 4 24,221 6,055 5.0% \$581 Westwood \$17,265,000 4 22,625 5,656 4.7% \$607 West Hollywood \$12,245,022 4 18,741 4,685 5.1% \$634 Santa Clarita Valley \$10,235,000 6 45,193 7,532 6.3% \$341 Hawthorne/Gardena \$10,018,870 10 29,615	LAX	\$45,000,000	1	306,243	306,243	5.4%	\$375
Woodland Hills/Warner Ctr \$34,719,409 8 99,630 12,454 6.2% \$329 Park Mile \$32,200,000 5 56,642 11,328 5.2% \$429 Eastern SFV \$29,794,505 13 104,987 8,076 5.9% \$313 Antelope Valley \$23,575,500 16 164,536 10,284 6.4% \$316 Pacific Palisades/Malibu \$20,250,000 5 51,901 10,380 5.4% \$671 West Los Angeles \$18,105,000 4 24,221 6,055 5.0% \$581 Westwood \$17,265,000 4 22,625 5,656 4.7% \$607 West Hollywood \$12,245,022 4 18,741 4,685 5.1% \$634 Santa Clarita Valley \$10,235,000 6 45,193 7,532 6.3% \$341 Hawthorne/Gardena \$10,018,870 10 29,615 2,962 5.8% \$307 190th Street Corridor \$6,369,500 5 32,021 <td>Western SFV</td> <td>\$38,280,000</td> <td>10</td> <td>151,809</td> <td>15,181</td> <td>6.0%</td> <td>\$311</td>	Western SFV	\$38,280,000	10	151,809	15,181	6.0%	\$311
Park Mile \$32,200,000 5 56,642 11,328 5.2% \$429 Eastern SFV \$29,794,505 13 104,987 8,076 5.9% \$313 Antelope Valley \$23,575,500 16 164,536 10,284 6.4% \$316 Pacific Palisades/Malibu \$20,250,000 5 51,901 10,380 5.4% \$671 West Los Angeles \$18,105,000 4 24,221 6,055 5.0% \$581 Westwood \$17,265,000 4 22,625 5,656 4.7% \$607 West Hollywood \$12,245,022 4 18,741 4,685 5.1% \$634 Santa Clarita Valley \$10,235,000 6 45,193 7,532 6.3% \$341 Hawthorne/Gardena \$10,018,870 10 29,615 2,962 5.8% \$307 190th Street Corridor \$6,369,500 5 32,021 6,404 5.8% \$325 Century City \$2,718,000 1 2,769 2	Glendale	\$37,501,480	17	100,231	5,896	5.6%	\$388
Eastern SFV \$29,794,505 13 104,987 8,076 5.9% \$313 Antelope Valley \$23,575,500 16 164,536 10,284 6.4% \$316 Pacific Palisades/Malibu \$20,250,000 5 51,901 10,380 5.4% \$671 West Los Angeles \$18,105,000 4 24,221 6,055 5.0% \$581 Westwood \$17,265,000 4 22,625 5,656 4.7% \$607 West Hollywood \$12,245,022 4 18,741 4,685 5.1% \$634 Santa Clarita Valley \$10,235,000 6 45,193 7,532 6.3% \$341 Hawthorne/Gardena \$10,018,870 10 29,615 2,962 5.8% \$307 190th Street Corridor \$6,369,500 5 32,021 6,404 5.8% \$325 Century City \$2,718,000 1 2,769 2,769 5.1% \$694 Olympic Corridor \$1,300,000 2 8,039 <	Woodland Hills/Warner Ctr	\$34,719,409	8	99,630	12,454	6.2%	\$329
Antelope Valley \$23,575,500 16 164,536 10,284 6.4% \$316 Pacific Palisades/Malibu \$20,250,000 5 51,901 10,380 5.4% \$671 West Los Angeles \$18,105,000 4 24,221 6,055 5.0% \$581 Westwood \$17,265,000 4 22,625 5,656 4.7% \$607 West Hollywood \$12,245,022 4 18,741 4,685 5.1% \$634 Santa Clarita Valley \$10,235,000 6 45,193 7,532 6.3% \$341 Hawthorne/Gardena \$10,018,870 10 29,615 2,962 5.8% \$307 190th Street Corridor \$6,369,500 5 32,021 6,404 5.8% \$325 Century City \$2,718,000 1 2,769 2,769 5.1% \$694 Olympic Corridor \$1,300,000 2 8,039 4,020 5.2% \$636	Park Mile	\$32,200,000	5	56,642	11,328	5.2%	\$429
Pacific Palisades/Malibu \$20,250,000 5 51,901 10,380 5.4% \$671 West Los Angeles \$18,105,000 4 24,221 6,055 5.0% \$581 Westwood \$17,265,000 4 22,625 5,656 4.7% \$607 West Hollywood \$12,245,022 4 18,741 4,685 5.1% \$634 Santa Clarita Valley \$10,235,000 6 45,193 7,532 6.3% \$341 Hawthorne/Gardena \$10,018,870 10 29,615 2,962 5.8% \$307 190th Street Corridor \$6,369,500 5 32,021 6,404 5.8% \$325 Century City \$2,718,000 1 2,769 2,769 5.1% \$694 Olympic Corridor \$1,300,000 2 8,039 4,020 5.2% \$636	Eastern SFV	\$29,794,505	13	104,987	8,076	5.9%	\$313
West Los Angeles \$18,105,000 4 24,221 6,055 5.0% \$581 Westwood \$17,265,000 4 22,625 5,656 4.7% \$607 West Hollywood \$12,245,022 4 18,741 4,685 5.1% \$634 Santa Clarita Valley \$10,235,000 6 45,193 7,532 6.3% \$341 Hawthorne/Gardena \$10,018,870 10 29,615 2,962 5.8% \$307 190th Street Corridor \$6,369,500 5 32,021 6,404 5.8% \$325 Century City \$2,718,000 1 2,769 2,769 5.1% \$694 Olympic Corridor \$1,300,000 2 8,039 4,020 5.2% \$636	Antelope Valley	\$23,575,500	16	164,536	10,284	6.4%	\$316
Westwood \$17,265,000 4 22,625 5,656 4.7% \$607 West Hollywood \$12,245,022 4 18,741 4,685 5.1% \$634 Santa Clarita Valley \$10,235,000 6 45,193 7,532 6.3% \$341 Hawthorne/Gardena \$10,018,870 10 29,615 2,962 5.8% \$307 190th Street Corridor \$6,369,500 5 32,021 6,404 5.8% \$325 Century City \$2,718,000 1 2,769 2,769 5.1% \$694 Olympic Corridor \$1,300,000 2 8,039 4,020 5.2% \$636	Pacific Palisades/Malibu	\$20,250,000	5	51,901	10,380	5.4%	\$671
West Hollywood \$12,245,022 4 18,741 4,685 5.1% \$634 Santa Clarita Valley \$10,235,000 6 45,193 7,532 6.3% \$341 Hawthorne/Gardena \$10,018,870 10 29,615 2,962 5.8% \$307 190th Street Corridor \$6,369,500 5 32,021 6,404 5.8% \$325 Century City \$2,718,000 1 2,769 2,769 5.1% \$694 Olympic Corridor \$1,300,000 2 8,039 4,020 5.2% \$636	West Los Angeles	\$18,105,000	4	24,221	6,055	5.0%	\$581
Santa Clarita Valley \$10,235,000 6 45,193 7,532 6.3% \$341 Hawthorne/Gardena \$10,018,870 10 29,615 2,962 5.8% \$307 190th Street Corridor \$6,369,500 5 32,021 6,404 5.8% \$325 Century City \$2,718,000 1 2,769 2,769 5.1% \$694 Olympic Corridor \$1,300,000 2 8,039 4,020 5.2% \$636	Westwood	\$17,265,000	4	22,625	5,656	4.7%	\$607
Hawthorne/Gardena \$10,018,870 10 29,615 2,962 5.8% \$307 190th Street Corridor \$6,369,500 5 32,021 6,404 5.8% \$325 Century City \$2,718,000 1 2,769 2,769 5.1% \$694 Olympic Corridor \$1,300,000 2 8,039 4,020 5.2% \$636	West Hollywood	\$12,245,022	4	18,741	4,685	5.1%	\$634
190th Street Corridor \$6,369,500 5 32,021 6,404 5.8% \$325 Century City \$2,718,000 1 2,769 2,769 5.1% \$694 Olympic Corridor \$1,300,000 2 8,039 4,020 5.2% \$636	Santa Clarita Valley	\$10,235,000	6	45,193	7,532	6.3%	\$341
Century City \$2,718,000 1 2,769 2,769 5.1% \$694 Olympic Corridor \$1,300,000 2 8,039 4,020 5.2% \$636	Hawthorne/Gardena	\$10,018,870	10	29,615	2,962	5.8%	\$307
Olympic Corridor \$1,300,000 2 8,039 4,020 5.2% \$636	190th Street Corridor	\$6,369,500	5	32,021	6,404	5.8%	\$325
	Century City	\$2,718,000	1	2,769	2,769	5.1%	\$694
Encino \$810,000 1 1,552 1,552 5.6% \$376	Olympic Corridor	\$1,300,000	2	8,039	4,020	5.2%	\$636
	Encino	\$810,000	1	1,552	1,552	5.6%	\$376





9336 Washington Blvd • Building J

Culver Studios • Culver City Submarket • Culver City, CA 90232



Hold Period 68 Months Sale Type Investment

RBA 49,500 SF Sale Cond Recapitalization, Redevelopment Project

Year Built 2007



5900 Wilshire Blvd ◎

Miracle Mile Submarket • Los Angeles, CA 90036

465,100 SF

Sale Date Feb 2020 Rockpoint Group LLC (USA) Buyer

Sale Price \$303.8M (\$653/SF) Seller AXA Equitable Life Insura... (USA) +2 Cap Rate 3.9% (Actual) Broker JLL

Leased 89% Sale Type Investment Hold Period 46 Months

1969 Year Built

RBA



9336 Washington Blvd • The Mansion Bldg C

Culver Studios • Culver City Submarket • Culver City, CA 90232

Sale Date Nov 2019 Buyer Hackman Capital Partners (USA) +3 Sale Price \$218.2M (\$6.6K/SF) Seller Hackman Capital Partners (USA)

100% Eastdil Secured, LLC Leased Broker

68 Months Hold Period Sale Type Investment

33,066 SF Sale Cond Recapitalization, Redevelopment Project RBA

Year Built 1920



12105 W Waterfront Dr രാ

The Brickyard • Marina Del Rey/Venice Submarket • Playa Vista, CA 90094

Sale Date Aug 2019 Buyer Tishman Speyer (USA)

Sale Price \$215.2M (\$725/SF) Seller Northwood Investors LLC (USA) +1 Eastdil Secured, LLC Leased 70% Broker

Hold Period 43 Months Sale Type Investment **RBA** 296,737 SF Sale Cond Recapitalization

Year Built 2016



12126 W Waterfront Dr • Facebook

The Brickyard • Marina Del Rey/Venice Submarket • Playa Vista, CA 90094

Sale Date Aug 2019 Buyer Tishman Speyer (USA)

Sale Price \$159.8M (\$1.3K/SF) Seller Northwood Investors LLC (USA) +1 Eastdil Secured, LLC Leased 100% Broker

Hold Period 43 Months Sale Type Investment RBA 122.043 SF Sale Cond Recapitalization

Year Built 2016





3301 Exposition Blvd • Lantana South @

Lantana Entertainment Media Campus • Santa Monica Submarket • Santa Monica, CA 90404

Sale Date Oct 2019 Buyer Starwood Capital Operati... (USA)
Sale Price \$147.1M (\$1.1K/SF) Seller Artisan Realty Advisors (USA) +1
Leased 100% Broker Eastdil Secured, LLC

Hold Period 35 Months Sale Type Investment

RBA 134,723 SF Year Built 2008



1960 E Grand Ave • 19Sixty ◎

El Segundo Submarket • El Segundo, CA 90245

Sale Date Feb 2020 Buyer Artisan Realty Advisors (USA) +1
Sale Price \$132.7M (\$506/SF) Seller Brookfield Property Group (USA)

Cap Rate 3.5% (Actual) Broker JLL
Leased 79% Sale Type Investment

Hold Period 35 Months RBA 262,349 SF Year Built 1987



101 Pacific Coast Hwy • 101 ©



El Segundo Submarket • El Segundo, CA 90245

Sale Date Nov 2019 Buyer Graymark Capital (USA) +1
Sale Price \$97.2M (\$475/SF) Seller AEW Capital Management (USA)
Cap Rate 5.1% (Actual) Broker Newmark Knight Frank

Cap Rate 5.1% (Actual) Broker Newmark Knight Frank
Leased 90% Sale Type Investment

Hold Period 50 Months RBA 204,402 SF Year Built 1984



9336 W Washington Blvd • Bldg O @

22,304 SF



Culver Studios • Culver City Submarket • Culver City, CA 90232

Sale DateNov 2019BuyerHackman Capital Partners (USA) +3Sale Price\$90.9M (\$4.1K/SF)SellerHackman Capital Partners (USA)Leased100%BrokerEastdil Secured, LLC

Sale Cond

Hold Period 68 Months Sale Type Investment

Year Built 1920

RBA

Year Built



2100 W 3rd St യ



Recapitalization, Redevelopment Project

Mid-Wilshire Submarket • Los Angeles, CA 90057

Sale Date Aug 2019 Buyer Healthcare Trust of America (USA)
Sale Price \$85M (\$578/SF) Seller Stockdale Capital Partners (USA)

Leased 90% Broker CBRE
Hold Period 42 Months Sale Type Investment

RBA 147,078 SF



1990



200 Oceangate • Molina Center 1

Molina Center • Long Beach: Downtown Submarket • Long Beach, CA 90802

Sale Date Aug 2019 Buyer Fortress Investment Grou... (USA) Sale Price \$81.2M (\$352/SF) Seller Angelo, Gordon & Co. (USA) Leased 100% Sale Type Investment Hold Period 74 Months Sale Cond Bulk/Portfolio Sale

RBA 230,632 SF Year Built 1983



300 Oceangate • Molina Center 2



Molina Center • Long Beach: Downtown Submarket • Long Beach, CA 90802

Sale Date Aug 2019 Buyer Fortress Investment Grou... (USA) Angelo, Gordon & Co. (USA) Sale Price \$81.2M (\$352/SF) Seller

Leased 100% Sale Type Investment Hold Period 74 Months Sale Cond Bulk/Portfolio Sale

RBA 230.631 SF Year Built 1983



4001 W Olive Ave



Burbank Submarket • Burbank, CA 91505

Dec 2019 Sale Date Buyer Stockbridge Capital Grou... (USA) +1 Sale Price \$76.7M (\$463/SF) Seller Warner Bros. Entertainme... (USA) Leased 100% Sale Type Investment Hold Period 20+ Years Sale Cond Redevelopment Project

RBA 165,630 SF Year Built 1994



155 N Lake Ave • Pasadena Collection



Nola • Pasadena Submarket • Pasadena, CA 91101

Oct 2019 Sale Date Buyer Swift Real Estate Partners (USA) Sale Price \$75.8M (\$358/SF) Seller PGIM, Inc. (USA)

Leased 54% Broker JLL Hold Period 74 Months Sale Type Investment

RBA 211,792 SF Year Built



5890 W Jefferson Blvd • Jefferson Creative Campus



Jefferson Creative Campus • Culver City Submarket • Los Angeles, CA 90016

Sale Date Feb 2020 Buyer Clarion Partners (USA) +1 Sale Price \$75.6M (\$1.1K/SF) Seller Home Silk Properties (USA) +1 Leased Broker Lee & Associates West LA 100%

Hold Period 20+ Years Sale Type Investment RBA 66.000 SF Sale Cond Excess Land

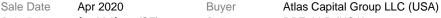
Year Built 1949 (Renov 2009)





101 S Marengo Ave

Pasadena Submarket • Pasadena, CA 91101



Sale Price \$72M (\$229/SF) Seller RBZ, LLP (USA) +1 Leased Broker JLL

Hold Period 4 Months Sale Type Investment

315,000 SF RBA Sale Cond High Vacancy Property

Year Built 1974 (Renov 2000)



31303 Agoura Rd ෙ ලා

Calabasas/Westlake Vill Submarket • Westlake Village, CA 91361

Sale Date Feb 2020 Drawbridge Realty (USA) Buyer Sale Price \$69M (\$272/SF) Seller TPG Capital, LP (USA)

Cap Rate 6.0% (Actual) Broker **CBRE** Leased 100% Sale Type Investment

Hold Period 19 Months Sale Cond Investment Triple Net

RBA 253,720 SF 1969 (Renov 2004) Year Built



1314 7th St • The Telephone Building

Santa Monica Submarket • Santa Monica, CA 90401

Sale Date Jan 2020 Buyer Rockwood Capital LLC (USA) Seller Sale Price \$65.7M (\$1.1K/SF) Divco West Real Estate S... (USA)

4.8% (Actual) JH Cap Rate Broker Hold Period 47 Months Sale Type Investment RBA 90,257 SF Sale Cond Historical Site

Year Built 1937 (Renov 2015)



3003 Exposition Blvd • 3003 Exposition

Lantana Entertainment Media Campus • Santa Monica Submarket • Santa Monica, CA 90404

Sale Date Oct 2019 Buyer Starwood Capital Operati... (USA) Sale Price \$63.8M (\$918/SF) Seller Artisan Realty Advisors (USA) +1 Eastdil Secured, LLC Leased 100% Broker

Hold Period 35 Months Sale Type Investment

RBA 69,525 SF Year Built 1999



2160 E Grand Ave ©

El Segundo Submarket • El Segundo, CA 90245

Sale Date Nov 2019 Buyer SteelWave, Inc. (USA)

Sale Price \$63.5M (\$420/SF) Seller Griffin Capital Essential A... (USA)

Newmark Knight Frank 0% Broker Leased Hold Period 69 Months Sale Type Investment

RBA 151.289 SF Sale Cond High Vacancy Property

Year Built 1999





TOP OWNERS

Company Name	Owned SF	Owned Props	Avg SF	12 Mo Bought	12 Mo Sold	12 Mo Net Trans
Douglas Emmett	16,361,726	77	212,490	-	-	-
Jamison Services, Inc.	14,847,819	81	183,306	-	\$9,000,000	(\$9,000,000)
Brookfield Asset Management, Inc.	11,062,349	14	790,168	-	\$132,700,000	(\$132,700,000)
JPMorgan Chase & Co.	5,394,532	16	337,158	-	-	-
Onni Group	4,182,826	26	160,878	\$37,065,353	-	\$37,065,353
Worthe Real Estate Group	3,919,949	18	217,775	\$202,838,500	-	\$202,838,500
Kilroy Realty Corporation	3,864,192	42	92,005	\$122,887,022	-	\$122,887,022
Hines	3,444,071	3	1,148,024	-	-	-
CommonWealth Partners, LLC	3,382,966	5	676,593	-	-	-
Starwood Capital Group	3,233,922	13	248,763	\$343,565,000	-	\$343,565,000
Kaiser Permanente	3,195,394	39	81,933	-	-	-
County of Los Angeles	2,789,791	37	75,400	-	-	-
CIM	2,749,166	22	124,962	-	-	-
Continental Development Corporation	2,715,370	31	87,593	-	\$34,033,094	(\$34,033,094)
Rising Realty Partners	2,714,365	12	226,197	-	-	-
The Blackstone Group L.P.	2,549,897	13	196,146	-	\$65,950,000	(\$65,950,000)
Hudson Pacific Properties, Inc.	2,490,781	25	99,631	-	-	-
Omninet Capital	2,486,710	22	113,032	\$48,762,556	-	\$48,762,556
Jade Enterprises, LLC	2,401,602	33	72,776	\$10,175,000	\$7,450,000	\$2,725,000
Boston Properties, Inc.	2,397,608	24	99,900	-	-	-
The Walt Disney Company	2,113,183	27	78,266	-	-	-
Lincoln Property Company	2,098,652	14	149,904	\$169,000,001	\$116,715,522	\$52,284,479
Tishman Speyer	2,057,198	15	137,147	\$590,165,708	\$590,165,708	\$0
Nuveen	2,010,346	13	154,642	\$97,150,000	-	\$97,150,000
The Irvine Company	1,953,184	5	390,637	-	-	-
The City of Los Angeles Dept. of Buil	1,882,052	4	470,513	-	-	-
Qatar Investment Authority	1,860,147	5	372,029	-	-	-
US General Services Administration	1,810,742	11	164,613	-	\$55,000,000	(\$55,000,000)
Kennedy Wilson Properties	1,671,855	18	92,881	-	-	-
JMB Financial Advisors LLC	1,636,250	2	818,125	-	-	-
Manulife Financial Corporation	1,634,542	3	544,847	-	-	-
Rockwood Capital LLC	1,585,954	13	121,996	\$145,301,615	-	\$145,301,615
Coretrust Capital Partners, LLC	1,565,601	5	313,120	-	-	-
CalSTRS	1,530,983	7	218,712	-	-	-
Canada Pension Plan Investment Board	1,511,868	23	65,733	-	-	-
Morgan Stanley Services Group Inc.	1,458,973	10	145,897	-	-	-
Los Angeles Unified School District	1,448,434	1	1,448,434	-	-	-
Square Mile Capital Management LLC	1,435,227	15	95,682	\$730,612,282	-	\$730,612,282
Overseas Union Enterprise Limited	1,432,607	1	1,432,607	-	-	-
Sunny Hills Management Company, I	1,427,675	22	64,894	-	-	-
Swift Real Estate Partners	1,427,327	8	178,416	\$193,000,000	\$79,601,615	\$113,398,385
Sares-Regis Group	1,393,435	10	139,344	-	-	-





TOP BUYERS PAST 12 MONTHS

Hackman Capital Partners	Company Name	Sales Volume	Transactions	Transacted SF	Avg SF	Cap Rate	Sale Price/SF
Totacher Retirement System of Toxas \$730.612.282 8 119.787 14.973 \$6.098 USAA \$730.612.282 8 119.787 14.973 \$6.0098 Starwood Capital Group \$345,650.00 3 466,697 155,532 3.5% \$736 Rockpoint Group LLC \$303,800.000 1 465,100 465,100 3.9% \$633 SoftBank Group Corp \$252,452,000 4 561,373 162,843 4.6% 4808 Worthe Real Estate Group \$202,838,500 4 546,214 136,554 - \$337 Clarion Partners \$193,000,000 3 156,890 172,297 - \$373 Clarion Partners \$168,000,001 3 154,135 51,378 - \$1,066 Lincoln Poperty Company \$169,000,001 3 154,135 51,378 - \$1,066 Stockbridge Capital Group LLC \$145,301,615 4 316,438 79,110 5.3% \$450 Graymark Capital \$127,150,000 3 <td>Hackman Capital Partners</td> <td>\$730,612,282</td> <td>9</td> <td>192,019</td> <td>21,335</td> <td>-</td> <td>\$3,805</td>	Hackman Capital Partners	\$730,612,282	9	192,019	21,335	-	\$3,805
USAA \$730,612,282 8 119,787 14,973 \$6008 Tishman Speyer 375,000,000 7 623,202 89,029 3-5 6008 Stanwood Capital Group 3343,656,000 3 466,507 165,532 3.5% 5736 Rockpoint Group LtC 333,800,000 1 465,100 465,100 3.9% 5868 SoftBank Group Corp \$282,482,000 4 518,303 129,894 4.6% 34808 Worthe Real Estate Group \$202,838,500 4 546,214 136,554 3373 Swift Real Estate Partners \$189,000,0001 3 154,135 51,378 \$10,08 Lincoin Property Company \$169,000,0001 3 154,135 51,378 \$10,08 Stockwood Capital Group LtC \$147,383,500 3 30,110 110,037 \$14,08 Klicoy Fealty Group LtC \$147,583,500 3 422,779 141,260 5.34 \$15,00 Klicoy Fealty Group LtC <td>Square Mile Capital Management LLC</td> <td>\$730,612,282</td> <td>9</td> <td>192,019</td> <td>21,335</td> <td>-</td> <td>\$3,805</td>	Square Mile Capital Management LLC	\$730,612,282	9	192,019	21,335	-	\$3,805
Tishman Speyer	Teacher Retirement System of Texas	\$730,612,282	8	119,787	14,973	-	\$6,099
Stanwood Capital Group \$343,565,000 3 466,597 \$155,32 3.5% \$736 Rockpoint Group LLC \$303,800,000 1 465,100 465,100 3.9% \$633 SoftBank Group Corp \$252,452,000 4 6513,373 162,843 - \$388 Artisan Really Advisors \$212,301,615 4 519,936 129,984 4.6% \$408 Worth Real Estate Group \$202,838,800 4 546,214 136,554 - \$371 Swift Real Estate Group \$193,000,000 3 154,135 51,378 - \$1,096 Lincoln Property Company \$169,000,001 3 154,135 51,378 - \$1,096 Stockbridge Capital Group LLC \$147,838,900 3 330,110 110,007 - \$488 Graymark Capital \$127,160,000 3 423,779 141,260 5.1% \$300 Kilroy Realty Corporation \$122,887,022 15 116,693 7,780 - \$1053 Nuveen	USAA	\$730,612,282	8	119,787	14,973	-	\$6,099
Rockpoint Group LCC \$393,800,000 1 465,100 465,100 3,9% \$6583 Sofbank Group Corp \$252,452,000 4 651,373 162,843 - 3388 Artisan Realty Advisors \$212,301,615 4 546,214 136,554 - 3371 Swift Real Estate Group \$202,838,500 4 546,214 136,554 - 3373 Clarion Partners \$169,000,001 3 156,189 51,378 - \$1,096 Clarion Partners \$169,000,001 3 154,135 51,378 - \$1,096 Stockbridge Capital Group LLC \$147,838,500 3 330,110 110,037 - \$488 Rockwood Capital LLC \$145,831,615 4 316,438 79,110 53,4 4359 Kilroy Realiy Corporation \$122,887,022 15 116,693 7,780 51,6 4375 Nuveen \$122,887,022 15 116,693 7,780 51,6 4375 Chagilar Capital Corporation	Tishman Speyer	\$375,000,000	7	623,202	89,029	-	\$602
SoftBank Group Corp \$252,452,000 4 651,373 162,843 \$388 Artisan Realty Advisors \$212,301,615 4 519,396 129,984 4.6% 40408 Worthe Real Estate Group \$202,838,500 4 546,214 136,557 \$373 Swift Real Estate Partners \$193,000,000 3 516,890 172,297 \$373 Clarion Partners \$199,000,001 3 154,135 51,378 \$1,006 Lincoln Property Company \$199,000,001 3 154,135 51,378 \$1,006 Stockbridge Capital Group LLC \$147,838,500 3 303,011 110,037 \$448 Rockwood Capital LLC \$147,838,506 3 303,011 110,037 \$448 Graymark Capital \$127,150,000 3 \$423,777 141,260 \$5.74 \$450 Usween \$97,150,000 1 147,078 147,000 \$150 \$452 Healthcare Trust of America <td>Starwood Capital Group</td> <td>\$343,565,000</td> <td>3</td> <td>466,597</td> <td>155,532</td> <td>3.5%</td> <td>\$736</td>	Starwood Capital Group	\$343,565,000	3	466,597	155,532	3.5%	\$736
Artisan Realty Advisors \$212,301,615 4 519,936 129,984 4.6% \$408 Worthe Real Estate Group \$202,838,500 4 546,214 136,554 \$373 Swift Real Estate Group \$193,000,000 3 516,890 172,297 . \$373 Lincoln Property Company \$169,000,001 3 154,135 51,378 . \$10,006 Stockridige Capital Group LLC \$147,838,500 3 30,110 110,037 . \$448 Rockwood Capital LC \$145,301,615 4 316,438 79,110 5.30 \$456 Graymark Capital \$127,150,000 3 423,779 \$14,260 5.1% \$300 Kilroy Realty Corporation \$122,887,022 15 \$116,693 7,780 - \$105,003 Nuveen \$97,150,000 1 120,402 204,402 5.1% \$457 Healthcare Trust of America \$85,000,000 1 147,078 \$17,000 \$10 \$15,000 \$12,000 \$12,000 <td>Rockpoint Group LLC</td> <td>\$303,800,000</td> <td>1</td> <td>465,100</td> <td>465,100</td> <td>3.9%</td> <td>\$653</td>	Rockpoint Group LLC	\$303,800,000	1	465,100	465,100	3.9%	\$653
Worthe Real Estate Group \$202,838,500 4 \$46,214 136,554 \$373 Swift Real Estate Partners \$193,000,000 3 516,800 172,297 \$373 Clarion Partners \$169,000,001 3 154,135 51,378 \$1,096 Lincoln Property Company \$169,000,001 3 154,135 51,378 \$1,096 Stockbridge Capital Group LLC \$147,838,500 3 330,110 110,037 \$448 Rockwood Capital LLC \$145,301,615 4 316,438 79,110 5.3% \$459 Graymark Capital \$127,150,000 3 423,779 141,260 5.1% \$300 Kilroy Reality Corporation \$122,887,022 15 116,693 7,780 \$10,03 Nuveen \$97,150,000 1 120,402 204,402 5.1% \$475 Healthcare Trust of America \$85,000,000 1 147,078 147,078 \$10,052 Chering Family Trust	SoftBank Group Corp	\$252,452,000	4	651,373	162,843	-	\$388
Swift Real Estate Partners \$193,000,000 3 \$16,890 172,297 - \$373 Clarion Partners \$169,000,001 3 154,135 51,378 - \$1,096 Lincoln Property Company \$169,000,001 3 154,135 51,378 - \$1,096 Stockbridge Capital Group LLC \$147,383,500 3 330,110 110,037 - \$448 Rockwood Capital LLC \$145,301,615 4 316,438 79,110 5.3% \$459 Graymark Capital \$127,150,000 3 423,779 141,260 5.1% \$300 Kliroy Realty Corporation \$122,887,022 15 116,693 7.79 - \$10,053 Nuveen \$97,150,000 1 147,078 147,078 - \$116,593 Omninet Capital \$76,500,000 1 147,078 147,078 - \$190 Chemp Family Trust \$74,904,303 2 256,471 128,236 - \$292 Pawiza Garilal Group LLC \$72,000	Artisan Realty Advisors	\$212,301,615	4	519,936	129,984	4.6%	\$408
Clarion Partners \$169,000,001 3 154,135 51,378 . \$1,096 Lincoln Property Company \$169,000,001 3 164,135 51,378 . \$1,096 Stockbridge Capital Group LLC \$147,838,500 3 330,110 110,037 . \$448 Rockwood Capital LLC \$145,301,615 4 316,438 79,110 5.3% \$459 Graymark Capital \$127,150,000 3 423,779 141,260 5.1% \$300 Kilroy Realty Corporation \$122,887,022 15 1116,693 7,780 - \$1,063 Nuveen \$97,150,000 1 204,402 204,402 5.1% \$475 Healthcare Trust of America \$85,000,000 1 147,078 147,078 \$476 Cherng Family Trust \$75,500,000 3 76,027 25,342 - \$967 Redcar Properties LTD \$73,500,000 3 76,027 25,342 - \$967 Harbor Associates, LLC \$69,000,000	Worthe Real Estate Group	\$202,838,500	4	546,214	136,554	-	\$371
Lincoin Property Company \$169,000,001 3 154,135 51,378 . \$1,096 Stockbridge Capital Group LLC \$147,838,500 3 330,110 110,037 . \$448 Rockwood Capital LLC \$145,316,615 4 316,438 79,110 5.3% \$459 Graymark Capital \$127,150,000 3 423,779 141,260 5.1% \$300 Kilroy Realty Corporation \$122,867,022 15 116,693 7,780 - \$1,053 Nuveen \$97,150,000 1 204,402 204,402 5.1% \$475 Healthcare Trust of America \$85,000,000 1 147,078 147,078 - \$578 Omninet Capital \$76,500,000 4 402,428 100,607 - \$196 Chemg Family Trust \$74,904,303 2 256,471 128,236 - \$292 Redcar Properties LTD \$73,500,000 1 315,000 315,000 - \$2292 Drawbridge Reality \$69,000,00	Swift Real Estate Partners	\$193,000,000	3	516,890	172,297	-	\$373
Stockbridge Capital Group LLC \$147,838,500 3 330,110 \$110,037 - \$448 Rockwood Capital LLC \$145,301,615 4 316,438 79,110 5.3% \$459 Graymark Capital \$127,150,000 3 423,779 \$141,260 5.1% \$300 Kilroy Realty Corporation \$122,887,022 15 \$116,693 7.780 - \$10,505 Nuveen \$97,150,000 1 204,402 204,402 5.1% \$475 Healthcare Trust of America \$85,000,000 1 147,078 147,078 - \$578 Omninet Capital \$76,500,000 4 402,428 100,607 - \$190 Cherng Family Trust \$74,904,303 2 256,471 128,236 - \$292 Redar Properties LTD \$73,500,000 3 76,027 25,342 - \$967 Harbor Associates, LLC \$69,000,000 1 253,720 259,720 6.0% \$222 Harbor Associates, LLC \$65,45	Clarion Partners	\$169,000,001	3	154,135	51,378	-	\$1,096
Rockwood Capital LLC \$145,301,615 4 316,438 79,110 5.3% \$459 Graymark Capital \$127,150,000 3 423,779 141,260 5.1% \$300 Kilroy Realty Corporation \$122,887,022 15 116,693 7.780 - \$1,053 Nuveen \$97,150,000 1 204,002 204,402 5.1% \$475 Healthcare Trust of America \$85,000,000 1 147,078 147,078 - \$578 Omninet Capital \$76,500,000 4 402,428 100,607 - \$190 Cherng Family Trust \$74,904,303 2 256,471 128,236 - \$292 Redcar Properties LTD \$73,500,000 3 76,027 25,342 - \$967 Atlas Capital Group LLC \$72,000,000 1 253,720 253,720 6.0% \$222 Braybridge Realty \$69,000,000 1 151,289 151,289 - \$420 Healthcare Realty Trust Incorporated \$61,081	Lincoln Property Company	\$169,000,001	3	154,135	51,378	-	\$1,096
Graymark Capital \$127,150,000 3 423,779 141,260 5.1% \$300 Kilroy Realty Corporation \$122,887,022 15 116,693 7,780 - \$1,053 Nuveen \$97,150,000 1 204,402 204,402 5.1% \$475 Healthcare Trust of America \$85,000,000 1 147,078 147,078 - \$578 Omninet Capital \$76,500,000 4 402,428 100,607 - \$190 Cheng Family Trust \$74,904,303 2 256,471 128,236 - \$967 Atlas Capital Group LLC \$72,000,000 1 315,000 3 6.0% \$222 Drawbridge Realty \$69,000,000 1 253,720 6.0% \$222 Leathcare Realty Trust Incorporated \$61,081,000 2 115,289 15,289 . \$420 Bealthcare Realty Trust Incorporated \$61,081,000 1 167,901 167,901 . \$328 GWP Real Estate \$55,000,000	Stockbridge Capital Group LLC	\$147,838,500	3	330,110	110,037	-	\$448
Kilroy Realty Corporation \$122,887,022 15 116,693 7,780 - \$1,053 Nuveen \$97,150,000 1 204,402 204,002 5.1% \$475 Healthcare Trust of America \$85,000,000 1 147,078 147,078 - \$578 Omninet Capital \$76,500,000 4 402,428 100,607 - \$190 Cherng Family Trust \$74,904,303 2 256,471 128,236 - \$292 Redcar Properties LTD \$73,500,000 1 315,000 315,000 - \$229 Drawbridge Realty \$69,000,000 1 253,720 263,720 6.0% \$272 Harbor Associates, LLC \$65,450,000 3 407,110 135,703 7.6% \$161 SteelWave, Inc. \$63,500,000 1 151,289 51,289 - \$420 Healthcare Realty Trust Incorporated \$61,081,000 2 115,289 151,289 16,299 - \$32 Parviz Galdjie	Rockwood Capital LLC	\$145,301,615	4	316,438	79,110	5.3%	\$459
Nuveen \$97,150,000 1 204,402 204,402 5.1% \$475 Healthcare Trust of America \$85,000,000 1 147,078 147,078 - \$578 Omninet Capital \$76,500,000 4 402,428 100,607 - \$190 Cherng Family Trust \$74,904,303 2 256,471 128,236 - \$292 Redcar Properties LTD \$73,500,000 3 76,027 25,342 - \$967 Atlas Capital Group LLC \$72,000,000 1 315,000 315,000 - \$2229 Drawbridge Realty \$69,000,000 1 253,720 6.0% \$272 Harbor Associates, LLC \$65,450,000 3 407,110 135,703 7.6% \$161 SteelWave, Inc. \$63,500,000 1 151,228 57,619 - \$320 Healthcare Realty Trust Incorporated \$61,081,000 2 115,238 57,619 - \$328 Braviz Galdjie \$55,000,000 1 1	Graymark Capital	\$127,150,000	3	423,779	141,260	5.1%	\$300
Healthcare Trust of America \$85,000,000 1 147,078 147,078 - \$578 Omninet Capital \$76,500,000 4 402,428 100,607 - \$190 Cherng Family Trust \$74,904,303 2 256,471 128,236 - \$292 Redcar Properties LTD \$73,500,000 3 76,027 25,342 - \$967 Atlas Capital Group LLC \$72,000,000 1 315,000 315,000 - \$229 Drawbridge Realty \$69,000,000 1 253,720 50.00 \$272 Harbor Associates, LLC \$65,450,000 3 407,110 135,703 7.6% \$161 SteelWave, Inc. \$63,500,000 1 151,289 151,289 15,289 420 420 Healthcare Realty Trust Incorporated \$61,001,000 2 115,238 57,619 530 5328 GWP Real Estate \$55,000,000 1 167,901 167,901 - \$328 Parviz Galdjie \$55,000,000 <td>Kilroy Realty Corporation</td> <td>\$122,887,022</td> <td>15</td> <td>116,693</td> <td>7,780</td> <td>-</td> <td>\$1,053</td>	Kilroy Realty Corporation	\$122,887,022	15	116,693	7,780	-	\$1,053
Omninet Capital \$76,500,000 4 402,428 100,607 - \$190 Cherng Family Trust \$74,904,303 2 256,471 128,236 - \$292 Redcar Properties LTD \$73,500,000 3 76,027 25,342 - \$967 Atlas Capital Group LLC \$72,000,000 1 315,000 315,000 - \$229 Drawbridge Realty \$69,000,000 1 253,720 6.0% \$272 Harbor Associates, LLC \$65,450,000 3 407,110 135,703 7.6% \$161 SteelWave, Inc. \$63,500,000 1 151,289 151,289 - \$420 Healthcare Realty Trust Incorporated \$61,081,000 2 115,238 57,619 - \$328 GWP Real Estate \$55,000,000 1 167,901 167,901 - \$328 Parviz Galdjie \$55,000,000 1 167,901 167,901 - \$328 Schahram Moalemzadeh \$55,000,000 1 16	Nuveen	\$97,150,000	1	204,402	204,402	5.1%	\$475
Cherng Family Trust \$74,904,303 2 256,471 128,236 - \$292 Redcar Properties LTD \$73,500,000 3 76,027 25,342 - \$967 Atlas Capital Group LLC \$72,000,000 1 315,000 315,000 - \$229 Drawbridge Realty \$69,000,000 1 253,720 253,720 6.0% \$272 Harbor Associates, LLC \$65,450,000 3 407,110 135,703 7.6% \$161 SteelWave, Inc. \$63,500,000 1 151,289 151,289 - \$420 Healthcare Realty Trust Incorporated \$61,081,000 2 115,238 57,619 - \$530 GWP Real Estate \$55,000,000 1 167,901 167,901 - \$328 Parviz Galdjije \$55,000,000 1 167,901 167,901 - \$328 Crescent Heights \$55,000,000 1 167,901 167,901 - \$151 REM Finance Inc \$51,750,000 <td< td=""><td>Healthcare Trust of America</td><td>\$85,000,000</td><td>1</td><td>147,078</td><td>147,078</td><td>-</td><td>\$578</td></td<>	Healthcare Trust of America	\$85,000,000	1	147,078	147,078	-	\$578
Redcar Properties LTD \$73,500,000 3 76,027 25,342 - \$967 Atlas Capital Group LLC \$72,000,000 1 315,000 315,000 - \$229 Drawbridge Realty \$69,000,000 1 253,720 253,720 6.0% \$272 Harbor Associates, LLC \$65,450,000 3 407,110 135,703 7.6% \$161 SteelWave, Inc. \$63,500,000 1 151,289 151,289 - \$420 Healthcare Realty Trust Incorporated \$61,081,000 2 115,238 57,619 - \$530 GWP Real Estate \$55,000,000 1 167,901 167,901 - \$328 Parviz Galdjie \$55,000,000 1 167,901 167,901 - \$328 Shahram Moalemzadeh \$55,000,000 1 167,901 167,901 - \$328 Crescent Heights \$54,250,000 1 113,000 116,407 - \$151 Dr. Patrick Soon-Shiong \$52,930,898	Omninet Capital	\$76,500,000	4	402,428	100,607	-	\$190
Atlas Capital Group LLC \$72,000,000 1 315,000 - \$229 Drawbridge Realty \$69,000,000 1 253,720 253,720 6.0% \$272 Harbor Associates, LLC \$65,450,000 3 407,110 135,703 7.6% \$161 SteelWave, Inc. \$63,500,000 1 151,289 151,289 - \$420 Healthcare Realty Trust Incorporated \$61,081,000 2 115,238 57,619 - \$530 GWP Real Estate \$55,000,000 1 167,901 167,901 - \$328 Parviz Galdjie \$55,000,000 1 167,901 167,901 - \$328 Shahram Moalemzadeh \$55,000,000 1 167,901 167,901 - \$328 Crescent Heights \$54,250,000 1 113,000 113,000 - \$480 Dr. Patrick Soon-Shiong \$52,930,898 3 349,400 116,467 - \$151 REM Finance Inc \$51,750,000 1 51	Cherng Family Trust	\$74,904,303	2	256,471	128,236	-	\$292
Drawbridge Realty \$69,000,000 1 253,720 253,720 6.0% \$272 Harbor Associates, LLC \$65,450,000 3 407,110 135,703 7.6% \$161 SteelWave, Inc. \$63,500,000 1 151,289 - \$420 Healthcare Realty Trust Incorporated \$61,081,000 2 115,238 57,619 - \$530 GWP Real Estate \$55,000,000 1 167,901 167,901 - \$328 Parviz Galdjie \$55,000,000 1 167,901 167,901 - \$328 Shahram Moalemzadeh \$55,000,000 1 167,901 167,901 - \$328 Crescent Heights \$54,250,000 1 113,000 167,901 - \$328 Dr. Patrick Soon-Shiong \$52,930,898 3 349,400 116,467 - \$151 REM Finance Inc \$51,750,000 1 51,474 51,474 3.6% \$1,005 North Sea Capital Advisors \$45,000,000 2	Redcar Properties LTD	\$73,500,000	3	76,027	25,342	-	\$967
Harbor Associates, LLC \$65,450,000 3 407,110 135,703 7.6% \$161 SteelWave, Inc. \$63,500,000 1 151,289 151,289 - \$420 Healthcare Realty Trust Incorporated \$61,081,000 2 115,238 57,619 - \$530 GWP Real Estate \$55,000,000 1 167,901 167,901 - \$328 Parviz Galdjie \$55,000,000 1 167,901 167,901 - \$328 Shahram Moalemzadeh \$55,000,000 1 167,901 167,901 - \$328 Crescent Heights \$54,250,000 1 113,000 113,000 - \$480 Dr. Patrick Soon-Shiong \$52,930,898 3 349,400 116,467 - \$151 REM Finance Inc \$51,750,000 1 51,474 51,474 3.6% \$1,005 North Sea Capital Advisors \$45,000,000 2 78,075 39,038 - \$564 Nome Technologies Inc \$44,000,000	Atlas Capital Group LLC	\$72,000,000	1	315,000	315,000	-	\$229
SteelWave, Inc. \$63,500,000 1 151,289 151,289 - \$420 Healthcare Realty Trust Incorporated \$61,081,000 2 115,238 57,619 - \$530 GWP Real Estate \$55,000,000 1 167,901 167,901 - \$328 Parviz Galdjie \$55,000,000 1 167,901 167,901 - \$328 Shahram Moalemzadeh \$55,000,000 1 167,901 167,901 - \$328 Crescent Heights \$54,250,000 1 113,000 113,000 - \$480 Dr. Patrick Soon-Shiong \$52,930,898 3 349,400 116,467 - \$151 REM Finance Inc \$51,750,000 1 51,474 3.6% \$1,005 North Sea Capital Advisors \$45,000,000 1 306,243 306,243 6.7% \$147 Nant Works LLC \$44,000,000 2 78,075 39,038 - \$564 Nome Technologies Inc \$44,000,000 1 170,	Drawbridge Realty	\$69,000,000	1	253,720	253,720	6.0%	\$272
Healthcare Realty Trust Incorporated \$61,081,000 2 115,238 57,619 - \$530 GWP Real Estate \$55,000,000 1 167,901 167,901 - \$328 Parviz Galdjie \$55,000,000 1 167,901 167,901 - \$328 Shahram Moalemzadeh \$55,000,000 1 167,901 167,901 - \$328 Crescent Heights \$54,250,000 1 113,000 113,000 - \$480 Dr. Patrick Soon-Shiong \$52,930,898 3 349,400 116,467 - \$151 REM Finance Inc \$51,750,000 1 51,474 51,474 3.6% \$1,005 North Sea Capital Advisors \$45,000,000 1 306,243 306,243 6.7% \$147 NantWorks LLC \$44,000,000 2 78,075 39,038 - \$564 Nome Technologies Inc \$44,000,000 1 170,977 7.6% \$257 Miramar Capital Advisors \$43,941,314 1	Harbor Associates, LLC	\$65,450,000	3	407,110	135,703	7.6%	\$161
GWP Real Estate \$55,000,000 1 167,901 167,901 - \$328 Parviz Galdjie \$55,000,000 1 167,901 167,901 - \$328 Shahram Moalemzadeh \$55,000,000 1 167,901 167,901 - \$328 Crescent Heights \$54,250,000 1 113,000 13,000 - \$480 Dr. Patrick Soon-Shiong \$52,930,898 3 349,400 116,467 - \$151 REM Finance Inc \$51,750,000 1 51,474 51,474 3.6% \$1,005 North Sea Capital Advisors \$45,000,000 1 306,243 306,243 6.7% \$147 NantWorks LLC \$44,000,000 2 78,075 39,038 - \$564 Nome Technologies Inc \$44,000,000 1 170,977 7.6% \$257 Miramar Capital Advisors \$43,941,314 1 124,400 124,400 - \$353 Oaktree Capital Management, L.P. \$40,850,000 2 <t< td=""><td>SteelWave, Inc.</td><td>\$63,500,000</td><td>1</td><td>151,289</td><td>151,289</td><td>-</td><td>\$420</td></t<>	SteelWave, Inc.	\$63,500,000	1	151,289	151,289	-	\$420
Parviz Galdjie \$55,000,000 1 167,901 167,901 - \$328 Shahram Moalemzadeh \$55,000,000 1 167,901 167,901 - \$328 Crescent Heights \$54,250,000 1 113,000 - \$480 Dr. Patrick Soon-Shiong \$52,930,898 3 349,400 116,467 - \$151 REM Finance Inc \$51,750,000 1 51,474 51,474 3.6% \$1,005 North Sea Capital Advisors \$45,000,000 1 306,243 306,243 6.7% \$147 NantWorks LLC \$44,000,000 2 78,075 39,038 - \$564 Nome Technologies Inc \$44,000,000 1 170,977 7.6% \$257 Miramar Capital Advisors \$43,941,314 1 124,400 124,400 - \$353 Oaktree Capital Management, L.P. \$40,850,000 2 176,800 88,400 - \$231 IRA Capital, LLC \$39,856,600 1 62,969 <t< td=""><td>Healthcare Realty Trust Incorporated</td><td>\$61,081,000</td><td>2</td><td>115,238</td><td>57,619</td><td>-</td><td>\$530</td></t<>	Healthcare Realty Trust Incorporated	\$61,081,000	2	115,238	57,619	-	\$530
Shahram Moalemzadeh \$55,000,000 1 167,901 167,901 - \$328 Crescent Heights \$54,250,000 1 113,000 113,000 - \$480 Dr. Patrick Soon-Shiong \$52,930,898 3 349,400 116,467 - \$151 REM Finance Inc \$51,750,000 1 51,474 51,474 3.6% \$1,005 North Sea Capital Advisors \$45,000,000 1 306,243 306,243 6.7% \$147 NantWorks LLC \$44,000,000 2 78,075 39,038 - \$564 Nome Technologies Inc \$44,000,000 1 170,977 7.6% \$257 Miramar Capital Advisors \$43,941,314 1 124,400 124,400 - \$353 Oaktree Capital Management, L.P. \$40,850,000 2 176,800 88,400 - \$231 Waterford Property Company \$40,850,000 2 176,800 88,400 - \$231 IRA Capital, LLC \$39,856,600 1 <td>GWP Real Estate</td> <td>\$55,000,000</td> <td>1</td> <td>167,901</td> <td>167,901</td> <td>-</td> <td>\$328</td>	GWP Real Estate	\$55,000,000	1	167,901	167,901	-	\$328
Crescent Heights \$54,250,000 1 113,000 113,000 - \$480 Dr. Patrick Soon-Shiong \$52,930,898 3 349,400 116,467 - \$151 REM Finance Inc \$51,750,000 1 51,474 51,474 3.6% \$1,005 North Sea Capital Advisors \$45,000,000 1 306,243 6.7% \$147 NantWorks LLC \$44,000,000 2 78,075 39,038 - \$564 Nome Technologies Inc \$44,000,000 1 170,977 170,977 7.6% \$257 Miramar Capital Advisors \$43,941,314 1 124,400 124,400 - \$353 Oaktree Capital Management, L.P. \$40,850,000 2 176,800 88,400 - \$231 Waterford Property Company \$40,850,000 2 176,800 88,400 - \$231 IRA Capital, LLC \$39,856,600 1 62,969 5.0% \$633 4S Bay Partners LLC \$35,000,000 4 79,744 <td>Parviz Galdjie</td> <td>\$55,000,000</td> <td>1</td> <td>167,901</td> <td>167,901</td> <td>-</td> <td>\$328</td>	Parviz Galdjie	\$55,000,000	1	167,901	167,901	-	\$328
Dr. Patrick Soon-Shiong \$52,930,898 3 349,400 116,467 - \$151 REM Finance Inc \$51,750,000 1 51,474 51,474 3.6% \$1,005 North Sea Capital Advisors \$45,000,000 1 306,243 306,243 6.7% \$147 NantWorks LLC \$44,000,000 2 78,075 39,038 - \$564 Nome Technologies Inc \$44,000,000 1 170,977 170,977 7.6% \$257 Miramar Capital Advisors \$43,941,314 1 124,400 - \$353 Oaktree Capital Management, L.P. \$40,850,000 2 176,800 88,400 - \$231 Waterford Property Company \$40,850,000 2 176,800 88,400 - \$231 IRA Capital, LLC \$39,856,600 1 62,969 5.0% \$633 4S Bay Partners LLC \$35,000,000 4 79,744 19,936 - \$439	Shahram Moalemzadeh	\$55,000,000	1	167,901	167,901	-	\$328
REM Finance Inc \$51,750,000 1 51,474 51,474 3.6% \$1,005 North Sea Capital Advisors \$45,000,000 1 306,243 306,243 6.7% \$147 NantWorks LLC \$44,000,000 2 78,075 39,038 - \$564 Nome Technologies Inc \$44,000,000 1 170,977 170,977 7.6% \$257 Miramar Capital Advisors \$43,941,314 1 124,400 124,400 - \$353 Oaktree Capital Management, L.P. \$40,850,000 2 176,800 88,400 - \$231 Waterford Property Company \$40,850,000 2 176,800 88,400 - \$231 IRA Capital, LLC \$39,856,600 1 62,969 5.0% \$633 4S Bay Partners LLC \$35,000,000 4 79,744 19,936 - \$439	Crescent Heights	\$54,250,000	1	113,000	113,000	-	\$480
North Sea Capital Advisors \$45,000,000 1 306,243 306,243 6.7% \$147 NantWorks LLC \$44,000,000 2 78,075 39,038 - \$564 Nome Technologies Inc \$44,000,000 1 170,977 170,977 7.6% \$257 Miramar Capital Advisors \$43,941,314 1 124,400 124,400 - \$353 Oaktree Capital Management, L.P. \$40,850,000 2 176,800 88,400 - \$231 Waterford Property Company \$40,850,000 2 176,800 88,400 - \$231 IRA Capital, LLC \$39,856,600 1 62,969 62,969 5.0% \$633 4S Bay Partners LLC \$35,000,000 4 79,744 19,936 - \$439	Dr. Patrick Soon-Shiong	\$52,930,898	3	349,400	116,467	-	\$151
NantWorks LLC \$44,000,000 2 78,075 39,038 - \$564 Nome Technologies Inc \$44,000,000 1 170,977 170,977 7.6% \$257 Miramar Capital Advisors \$43,941,314 1 124,400 124,400 - \$353 Oaktree Capital Management, L.P. \$40,850,000 2 176,800 88,400 - \$231 Waterford Property Company \$40,850,000 2 176,800 88,400 - \$231 IRA Capital, LLC \$39,856,600 1 62,969 62,969 5.0% \$633 4S Bay Partners LLC \$35,000,000 4 79,744 19,936 - \$439	REM Finance Inc	\$51,750,000	1	51,474	51,474	3.6%	\$1,005
Nome Technologies Inc \$44,000,000 1 170,977 170,977 7.6% \$257 Miramar Capital Advisors \$43,941,314 1 124,400 124,400 - \$353 Oaktree Capital Management, L.P. \$40,850,000 2 176,800 88,400 - \$231 Waterford Property Company \$40,850,000 2 176,800 88,400 - \$231 IRA Capital, LLC \$39,856,600 1 62,969 62,969 5.0% \$633 4S Bay Partners LLC \$35,000,000 4 79,744 19,936 - \$439	North Sea Capital Advisors	\$45,000,000	1	306,243	306,243	6.7%	\$147
Miramar Capital Advisors \$43,941,314 1 124,400 124,400 - \$353 Oaktree Capital Management, L.P. \$40,850,000 2 176,800 88,400 - \$231 Waterford Property Company \$40,850,000 2 176,800 88,400 - \$231 IRA Capital, LLC \$39,856,600 1 62,969 62,969 5.0% \$633 4S Bay Partners LLC \$35,000,000 4 79,744 19,936 - \$439	NantWorks LLC	\$44,000,000	2	78,075	39,038	-	\$564
Oaktree Capital Management, L.P. \$40,850,000 2 176,800 88,400 - \$231 Waterford Property Company \$40,850,000 2 176,800 88,400 - \$231 IRA Capital, LLC \$39,856,600 1 62,969 62,969 5.0% \$633 4S Bay Partners LLC \$35,000,000 4 79,744 19,936 - \$439	Nome Technologies Inc	\$44,000,000	1	170,977	170,977	7.6%	\$257
Waterford Property Company \$40,850,000 2 176,800 88,400 - \$231 IRA Capital, LLC \$39,856,600 1 62,969 62,969 5.0% \$633 4S Bay Partners LLC \$35,000,000 4 79,744 19,936 - \$439	Miramar Capital Advisors	\$43,941,314	1	124,400	124,400	-	\$353
IRA Capital, LLC \$39,856,600 1 62,969 5.0% \$633 4S Bay Partners LLC \$35,000,000 4 79,744 19,936 - \$439	Oaktree Capital Management, L.P.	\$40,850,000	2	176,800	88,400	-	\$231
4S Bay Partners LLC \$35,000,000 4 79,744 19,936 - \$439	Waterford Property Company	\$40,850,000	2	176,800	88,400	-	\$231
	IRA Capital, LLC	\$39,856,600	1	62,969	62,969	5.0%	\$633
Konami Digital Entertainment, Inc. \$34,033,094 1 56,067 - \$607	4S Bay Partners LLC	\$35,000,000	4	79,744	19,936	_	\$439
	Konami Digital Entertainment, Inc.	\$34,033,094	1	56,067	56,067	-	\$607





TOP SELLERS PAST 12 MONTHS

Company Name	Sales Volume	Transactions	Transacted SF	Avg SF	Cap Rate	Sale Price/SF
Hackman Capital Partners	\$730,612,282	8	119,787	14,973	-	\$6,099
Prudential Financial, Inc.	\$496,800,000	4	981,990	245,498	3.9%	\$506
Northwood Investors LLC	\$375,000,000	2	418,780	209,390	-	\$895
Tishman Speyer	\$375,000,000	7	623,202	89,029	-	\$602
Equitable	\$303,800,000	1	465,100	465,100	3.9%	\$653
The Ratkovich Company	\$303,800,000	1	465,100	465,100	3.9%	\$653
Angelo, Gordon & Co.	\$252,452,000	4	651,373	162,843	-	\$388
Artisan Realty Advisors	\$210,865,000	2	204,248	102,124	-	\$1,032
Brightstone Capital Partners	\$210,865,000	2	204,248	102,124	-	\$1,032
Home Silk Properties	\$169,000,001	3	154,135	51,378	-	\$1,096
The Rader Company	\$169,000,001	3	154,135	51,378	-	\$1,096
AT&T, Inc.	\$166,038,500	4	385,432	96,358	-	\$431
Brookfield Asset Management, Inc.	\$132,700,000	1	262,349	262,349	3.5%	\$506
Lincoln Property Company	\$116,715,522	14	111,445	7,960	-	\$1,047
Miramar Capital Advisors	\$98,941,314	2	292,301	146,151	-	\$338
AEW Capital Management	\$97,150,000	1	204,402	204,402	5.1%	\$475
Stockdale Capital Partners	\$85,000,000	1	147,078	147,078	-	\$578
Swift Real Estate Partners	\$79,601,615	3	257,587	85,862	5.8%	\$309
Columbia Property Trust, Inc.	\$74,904,303	2	256,471	128,236	-	\$292
Lionstone Partners, LLC	\$73,500,000	3	76,027	25,342	-	\$967
RBZ, LLP	\$72,000,000	1	315,000	315,000	-	\$229
Woodridge Capital Partners LLC	\$72,000,000	1	315,000	315,000	-	\$229
TPG Global LLC	\$69,000,000	1	253,720	253,720	6.0%	\$272
The Blackstone Group L.P.	\$65,950,000	3	285,547	95,182	7.6%	\$231
Divco West Real Estate Services, Inc.	\$65,700,000	1	58,851	58,851	4.8%	\$1,116
Griffin Capital Corp	\$63,500,000	1	151,289	151,289	-	\$420
Marcus & Millichap	\$61,081,000	2	115,238	57,619	-	\$530
Ethika Investments, LLC	\$55,000,000	1	167,901	167,901	-	\$328
Laurus Corporation	\$55,000,000	1	167,901	167,901	-	\$328
US General Services Administration	\$55,000,000	1	216,104	216,104	-	\$255
Brad Broffman	\$54,250,000	1	113,000	113,000	-	\$480
Verity Health System	\$52,930,898	3	349,400	116,467	-	\$151
Linda F. Swepston	\$51,750,000	1	51,474	51,474	3.6%	\$1,005
Colony Capital, Inc.	\$45,667,466	4	209,752	52,438	-	\$218
The Roxborough Group, LLC	\$45,000,000	1	306,243	306,243	6.7%	\$147
The Ruth Group	\$45,000,000	1	306,243	306,243	6.7%	\$147
City of Cerritos	\$44,000,000	1	170,977	170,977	7.6%	\$257
Garrison Investment Group	\$43,941,314	1	124,400	124,400	-	\$353
Jupiter Holdings LLC	\$43,500,000	1	292,540	292,540	7.6%	\$149
CrossHarbor Capital Partners LLC	\$40,850,000	2	176,800	88,400	-	\$231
Greenlaw Partners	\$40,850,000	2	176,800	88,400	-	\$231
Waterford Property Company	\$40,850,000	2	176,800	88,400	-	\$231





TOP BROKERS PAST 12 MONTHS

Company Name	Sales Volume	Transactions	Transacted SF	Avg SF	Cap Rate	Sale Price/SF
Eastdil Secured, LLC	\$1,391,381,585	19	1,203,708	63,353	-	\$1,156
JLL	\$939,537,000	16	2,525,381	157,836	4.6%	\$372
Newmark Knight Frank	\$746,842,999	50	2,431,969	48,639	5.9%	\$307
CBRE	\$616,991,032	48	1,984,842	41,351	6.7%	\$311
Lee & Associates	\$314,818,501	50	545,892	10,918	6.0%	\$577
Cushman & Wakefield	\$200,393,143	22	390,887	17,768	-	\$513
Industry Partners	\$167,905,000	9	199,277	22,142	3.6%	\$843
Realogy Corporation	\$97,457,301	35	360,256	10,293	6.4%	\$271
Zacuto Group	\$69,121,000	6	62,912	10,485	-	\$1,099
Marcus & Millichap	\$65,830,302	13	285,997	22,000	4.8%	\$230
KW Realty International	\$64,785,452	24	201,760	8,407	4.2%	\$321
NAI Global	\$56,491,856	20	195,503	9,775	4.9%	\$289
US General Services Administration	\$55,000,000	1	216,104	216,104	-	\$255
Colliers International	\$52,435,000	12	170,016	14,168	3.8%	\$308
Madison Partners	\$48,502,000	5	45,420	9,084	-	\$1,068
Stan Johnson Company	\$39,856,600	1	62,969	62,969	5.0%	\$633
EOP Realty, Inc.	\$36,200,000	3	52,910	17,637	-	\$684
Daughrity Real Estate	\$35,000,000	4	79,744	19,936	-	\$439
Compass	\$34,048,208	8	70,416	8,802	4.0%	\$484
Cresa	\$33,750,000	1	64,308	64,308	-	\$525
Metro Resources Inc	\$33,000,000	2	51,642	25,821	-	\$639
Avison Young	\$31,802,000	7	56,140	8,020	-	\$566
Savills	\$27,600,000	2	46,844	23,422	-	\$589
Engel & Volkers Santa Monica	\$25,000,000	1	47,265	47,265	-	\$529
Kidder Mathews	\$24,637,500	4	92,851	23,213	5.8%	\$265
Pacific Partners Commercial	\$24,000,000	1	76,496	76,496	-	\$314
Spectrum Commercial Real Estate, Inc.	\$23,300,000	2	60,706	30,353	5.0%	\$384
Dayanim Real Esate Corporation	\$22,000,000	1	84,780	84,780	5.8%	\$259
DAUM	\$21,600,000	7	110,888	15,841	-	\$195
MGO Realty Advisors	\$20,688,000	2	67,252	33,626	-	\$308
WESTMAC Commercial Brokerage Company	\$20,685,000	4	54,823	13,706	-	\$377
Medical Asset Management	\$18,000,000	2	115,352	57,676	-	\$156
Beitler Commercial Realty Services	\$17,925,000	3	41,088	13,696	-	\$436
RE/MAX, LLC	\$16,342,637	12	148,622	12,385	5.5%	\$110
Hanley Investment Group	\$16,100,000	1	30,955	30,955	4.4%	\$520
Redstone Commercial Real Estate	\$13,938,426	4	42,734	10,684	-	\$326
NewPath Realty	\$13,000,500	2	25,316	12,658	-	\$514
Voit Real Estate Services	\$12,722,668	5	61,112	12,222	-	\$208
Goldman Sachs & Company	\$12,416,895	2	38,500	19,250	-	\$323
Berkshire Hathaway Inc.	\$12,324,000	4	21,675	5,419	-	\$569
Commercial Asset Group (CAG)	\$12,015,000	3	21,646	7,215	-	\$555
First Property Realty Corporation	\$11,125,000	1	9,664	9,664	-	\$1,151

