

DONE DEALS

October 2009

Last month's major commercial real estate transactions in Los Angeles County, including leases and sales.

► SALES

Address	Size	Tenant/Representative	Landlord/Representative	Notes
20707 Anza Ave. Torrance	156,324-square-foot, 152-unit apartment development	Realty Center Management Inc./Ron Harris and Greg Harris, Marcus & Millichap Real Estate Investment Services Inc.	JPI/Ron Harris and Greg Harris, Marcus & Millichap Real Estate Investment Services Inc.	The \$28.1 million sale occurred after JPI West went into default on its mortgage. Rather than foreclose, the lenders had a court-appointed receiver facilitate the sale.
15425 Sherman Way Van Nuys	99 condos in a 161-unit condominium development	Cohen & Associates LLC/Ron Harris, Marcus & Millichap Real Estate Investment Services Inc.	Inland Bank/Ron Harris, Marcus and Millichap Real Estate Investment Services Inc.	The all-cash deal is valued at \$6.15 million. The bank sold the property after taking possession of it following foreclosure proceedings.
407, 530, 531 S. Kenmore Ave. Los Angeles	67,422-square-foot, 107-unit apartment development	Vista Apartment Group/Darin Beebower, Madison Partners	Prana Ten Properties LLC/Darin Beebower, Madison Partners	The \$7.15 million sale of the three-building property is one of the largest multi-family transactions in Koreatown this year.
1628 W. 12th St. Los Angeles	14,000-square-foot, 30-unit apartment building	The Hogan Group Inc./No representation	P.I. Properties/No representation	The rent-controlled building was built in 1914. The buyer plans to make cosmetic upgrades to the property.

Note: Ranked by square footage unless information is not available.