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Press Release

MADISON PARTNERS SELLS 10351 SANTA MONICA

Los Angeles, CA, January 5, 2012: Madison Partners is pleased to announce the sale of 10351 Santa Monica Boulevard in Los Angeles, CA. The asset is a 100,967 SF Class A Office Building Built in 1984. Since the Cambra and Angelo Gordon JV purchased the property in 2008 , they upgraded or replaced all of the building systems, remodeled the lobby and parking areas and filled the ground floor retail vacancy with the newly opened SmithHouse restaurant. The building is unique in that it has operable windows, creative office buildouts and is located across the street from a famed Westfield shopping center – which provides tenants with an unsurpassed amenity base. Tenants of the building include 20th Century Fox Studios, BBC, Unicef and Morgan Creek Productions, to name a few. Upon sale of the project, it was 97.4% occupied. The Buyer, Sun Life Assurance Company, paid \$39.5 million for the property, or \$391 per square foot. Bob Safai and Matt Case of Madison Partners represented the JV seller, Cambra Realty & Angelo Gordon, in this fully marketed transaction.

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