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# Press Release

## Madison Partners Arranges Sale of Landmark Beverly Hills Building to Maxxam Enterprises

**Beverly Hills, CA, February 6, 2013:** Madison Partners is pleased to announce the sale of 9440 Santa Monica Boulevard, one of the most prominent buildings in the Beverly Hills Golden Triangle. Maxxam Enterprises, a Beverly Hills based real estate group, purchased the Bank of America anchored property from Real Estate Capital Partners, LP. Totalling 87,596 Square feet of Class A space, the eight story office building is situated on long-term ground leased land and was 93.3% occupied at the time of sale, including several high networth tenants. The Property is located across the street from The Paley Center for Media, and its prime Golden Triangle location affords occupants convenient access to a host of world-class amenities, including the new Annenberg Center for the Performing Arts as well as restaurants and other recreational and cultural attractions.

Bob Safai and Matt Case, of Madison Partners, have sold the Property twice before and represented the seller in this transaction. The Madison team also secured debt placement through Jefferies LoanCore. Chapin Hunt, Managing Director of Jefferies LoanCore, provided the \$18,500,000 acquisition loan.

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