

PRESS RELEASE

MADISON PARTNERS BROKERS SALE OF BEST-IN-CLASS HOLLYWOOD POST-PRODUCTION PROPERTY

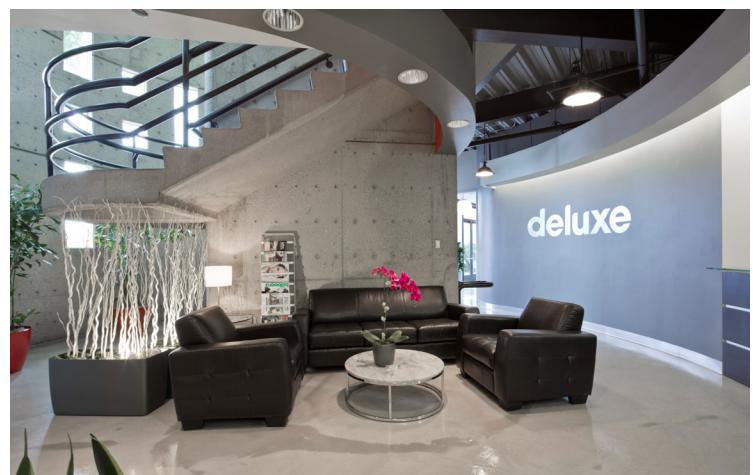
HOLLYWOOD, CALIFORNIA, JANUARY 04, 2016

Madison Partners has arranged the sale of 900 Seward Street, a 40,315 square foot office and post production space on two floors in the heart of the Hollywood Media District – one of the premier office markets in Southern California and home to the world's leading entertainment firms. Darin Beebower, Matt Case, and Bob Safai brokered the transaction on behalf of the seller, Vista Investment Group LLC, which sold the property for \$19,000,000, approximately \$471 per square foot, to New York City based Curo Enterprises.

Situated on 1.47 acres of land at the southeast corner of Seward Street and Willoughby Avenue, the Property is widely considered one of the premier post production facilities in the country, containing seven audio stages that are supported by a central machine room, edit bays, R&D rooms, administrative offices, kitchens and lounge areas. Conveniently positioned immediately adjacent to the major Hollywood Studio Lots, 900 Seward Street provides outstanding access to transit corridors as well as a large variety of Media District amenities.



The Property was 100% leased at the time of sale to Deluxe Entertainment Services Group Inc. through February 2025. The firm is a leading provider of a broad range of services and technologies for the global digital media and entertainment industry.



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