

PRESS RELEASE

For Immediate Release



For further information, please contact:
Ronald Jacobson @ 310-442-3386
rjacobson@madisonpartners.net

MONTEREY PARK OFFICE BUILDING SELLS

For release February 11, 2009: Ron Jacobson and Bob Safai with Madison Partners has just sold the property located at 1-25 Cupania Circle in Monterey Park, California. Built in 1971, the asset consists of a single-story, 55,564 rentable square foot office building situated on 3.5 acres of land. In the first of three assets, Fowler Property Acquisitions had the property listed with Madison for 90 days during which time multiple offers were received.

Korda Group bought the property for \$8.05 million (\$145 per square foot) and assumed a 70% existing LTV. The other two assets are scheduled to close in the next 30 days.



About Madison Partners

Celebrating more than 10 years in business, Madison Partners is a leading, privately held, full-service commercial real estate brokerage firm based in Brentwood/Los Angeles. Comprised of top performing professionals in the fields of investment sales, landlord and tenant representation and advisory services, Madison Partners has pioneered a principal-to-principal service delivery platform providing superior results for every transaction and client. Since its inception in 1996, Madison Partners principals have consummated more than 100 million square feet of office space, valued at more than \$20 billion. Madison Partners principals have a combined client list that includes Fortune 500 companies, major law and accounting firms, entertainment companies, government agencies, REITs, institutional owners and pension funds.

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