**Globe St credentials: fast4wardcapital@gmail…, pw:aotctest2017**

**Columbia Property JV Buys 1800 M St., for $421M**

WASHINGTON, DC–**Columbia Property Trust** and joint venture partner **Allianz Real Estate** have acquired **1800 M St., NW,** for $421 million.

Columbia is taking a 55% stake in the building and will serve as the managing partner for property management and leasing activities. Allianz owns the remaining 45% interest. This is the fourth asset owned by the joint venture of Columbia and Allianz, which was formed in July 2017.

“With its exceptional location, physical quality, and strong occupancy, 1800 M Street is the right opportunity to expand our presence in this key market and further our partnership with Allianz,” said **Nelson Mills**, Columbia’s president and CEO in a prepared statement.

The acquisition brings Columbia’s Washington, DC portfolio to approximately 1.6 million square feet.

In addition to 1800 M St., the joint venture of Columbia and Allianz also owns University Circle in Palo Alto, 333 Market Street in San Francisco, and 114 Fifth Avenue in Manhattan.

**Data Fields worth populating**

Source -Globe Street

Property Address (can’t overwrite so there must be multiple Prop address fields-please confirm you understand this point\*\*) – 1800 M St, NW

Picture??

Property Purchase Price - $421 M

Buyer 1- Columbia Property Trust

Buyer 2-Allianz Real Estate

Buyer 2 type – joint venture partner

Buyer 1 stake – 55%

Buyer 1 role 1 – managing partner

Buyer 1 role 2 – property management

Buyer 1 role 3 – leasing activities

Buyer 2 stake – 45%

Buyer 1 & Buyer 2 # of assets owned together – 4

Buyer 2 year of formation – July 2017

Buyer 1 People

President & CEO – Nelson Mills

Buyer 1 portfolio size in Washington, DC – 1.6 Million (sq ft)

Buyer 1 & 2 other joint venture properties:

Property Name (see \*\*) - University Circle / City – Palo Alto / ST – CA

Property Address (see \*\*) – 333 Market Street / City – SF / ST – CA

Property Address (see\*\*) – 114 Fifth Avenue / City – NY / ST - NY

What article makes sense to probe?

Any mention of:

Property Address

Price

Buyer Name

Property Name

Keywords: Sold, Buys, Trades, deal, Cushman Wakefield, CBRE, JLL, HFF, Trade Hands,

Etc.

We should be able to teach the computer to keep building on the algorithm of what to search

# Sold: The Windsor at Shirlington Village

ARLINGTON, VA–Chicago-based **Waterton**, a real estate investor and operator, announced it has acquired a 404-unit apartment community here: **the Windsor at Shirlington Village**, which the company is rebranding as **The Citizen at Shirlington Village**.

GlobeSt.com reported earlier this month [**that the complex was trading**](http://www.globest.com/sites/erikamorphy/2017/08/04/a-steady-drip-of-multifamily-deals/); we learned from a source that the property, which is located at 3000 S. Randolph St., was selling for $144 million, or $356,436 per unit. We were also told that the acquisition was financed with a $104 million Freddie Mac loan.

Waterton declined to comment on pricing.

The Citizen at Shirlington Village consists of 132 units in an eight-story tower and 272 in a low-rise building. The community is located within The Village at Shirlington.

The seller was GID.

Waterton plans to upgrade the unit interiors, including installing a smart-home system in a portion of the community’s units. Waterton also plans to renovate the fitness center and community room and introduce an electronic package concierge system that will notify residents when deliveries arrive and facilitate 24-hour pickup.

“Because the property was developed 25 years ago, it also presented us with an opportunity to add value through strategic improvements that will enhance the marketability of the community,” **Matthew Masinter**, senior vice president of acquisitions at Waterton, says in a prepared statement.

The Citizen is the Waterton’s fourth multifamily acquisition in 2017 and it marks the company’s re-entry into the Washington DC area.

Waterton has owned property in the DC area in the past, Masinter tells GlobeSt.com, most recently in Silver Spring,  Alexandria and Leesburg.

**Data Fields worth populating**

Source -Globe Street

Property Name (can’t overwrite so there must be multiple Prop address fields-please confirm you understand this point\*\*) – The Windsor at Shirlington Village (to be rebranded as The Citizen at Shirlington Village)

Picture??

Property Address – 3000 S. Randolph St

Property Type – apts

# of apt units High Rise – 132

Apt Type – High rise

# of stories High rise – 8

# of apt units Low Rise – 272

Apt Type – Low rise

Community Name –The Village at Shirlington

Property Purchase Price – Declined to Comment

Buyer 1- Waterton

Buyer 1 Headquarter location - Chicago

Buyer 1 stake – 100%

Buyer 1 People

Sr VP of Acquisitions – Matthew Masinter

Buyer 1 portfolio size (intel) – fourth multifamily acquisition in 2017

Buyer 1 portfolio size (intel) – Other owned properties - Silver Spring, Alexandria, Leesburg

Seller - GID

Buyer 1 strategy comment - “Because the property was developed 25 years ago, it also presented us with an opportunity to add value through strategic improvements that will enhance the marketability of the community,”

Buyer 1 plans for Property - Waterton plans to upgrade the unit interiors, including installing a smart-home system in a portion of the community’s units. Waterton also plans to renovate the fitness center and community room and introduce an electronic package concierge system that will notify residents when deliveries arrive and facilitate 24-hour pickup.

Property Address (a second one is mentioned) – 3000 S. Randolph St

Sale Price - $144 M

Sale Price per unit - $356,436

Sale financing loan - $104 M

Sale financing lender – Freddie Mac

# Maryland Properties Trade for $60M in First Potomac, AEW Deal

WASHINGTON, DC–**First Potomac Realty Trust** and **AEW Capital Management** have sold two jointly-owned properties — Rivers Park I and II and Aviation Business Park, which are located in Columbia and Glen Burnie, Md — for $59.5 million to an affiliate of **Adler Kawa Real Estate Advisors**. This trade follows last month’s transaction in which First Potomac sold [**two properties in Northern Virginia**](http://www.globest.com/sites/erikamorphy/2017/02/21/first-potomac-sells-plaza-500-one-fair-oaks-for-89m/) for a total of $88.7 million.

First Potomac and an affiliate of AEW owned the two properties, which total 428,268 square feet, in unconsolidated joint ventures.

First Potomac owned a 25% interest in **Rivers Park I and II** and a 50% interest in **Aviation Business Park**. Its share of the gross proceeds from the sales totaled about $18.975 million. The REIT used the proceeds to pay down its share of mortgage debt on the properties and for general corporate purposes.

So far this year First Potomac has sold more than $100 million in properties per its strategic plan, which has the stated goal of selling off $350 million in assets, **CEO Robert Milkovich** said in a prepared statement. With these deals closed, it has completed $311 million towards its goal.

“As we progress through 2017, we remain focused on completion of our strategic plan and driving long term value for our shareholders,” he said.

**Jon Carpenter**, **Nicole Keelty**, and **Graham Savage** of **Cushman & Wakefield** represented First Potomac in the sale of these Joint Venture Assets.

**Data Fields worth populating**

Source -Globe Street

Property Name (can’t overwrite so there must be multiple Prop address fields-please confirm you understand this point\*\*) – River Park I (Location-Columbia), River Park II (Location-Columbia), Aviation Business Park (Location-Glen Burnie) (not all in one field, separate fields)

Picture?? (can’t know which property picture goes with since 3 were sold and there is only 1 property)

Property Purchase Price - $59.5 M

Seller 1- First Potomac Realty Trust

Seller 1 interest in Properties 1 & 2 - 25%

Seller 1 interest in Property 3 – 50%

Seller 1 gross proceeds from sale (all 3 props) - $18.975 M

Seller 1 strategy comment: The REIT used the proceeds to pay down its share of mortgage debt on the properties and for general corporate purposes. So far this year First Potomac has sold more than $100 million in properties per its strategic plan, which has the stated goal of selling off $350 million in assets, **CEO Robert Milkovich** said in a prepared statement. With these deals closed, it has completed $311 million towards its goal.

Seller 2- AEW Capital Management

Sellers relationship – joint owners

Buyer 1 – Adler Kawa Real Estate Advisors

Property sq ft (all 3) – 428,268 sf

Seller 1 Persons

CEO – Robert Milkovich

Seller 1 Broker Company – Cushman Wakefield

Cushman Wakefield Individual Broker Names

Jon Carpenter

Nicole Keelty

Graham Savage

**Two Prince George's County Industrial Properties Trade Hands**

Two Prince George's County industrial properties totaling 402k SF have traded hands, with HFF brokering both sales. The first is Lincoln 495 at 8420 Westphalia Road in Upper Marlboro. TH Real Estate, a division of TIAA Global Asset Management, sold the property to Hartz Mountain Industries for an undisclosed price. The 154k SF building, above, was built in 2009 and is fully leased to three tenants.   
  
The other property, Sunnyside Industrial Center, is at 5640, 5760 and 5700-5730 Sunnyside Ave in Beltsville. The Donohoe Cos bought the building from Velsor Properties for an undisclosed price. The three-building warehouse facility totals 248k SF. It is 90.6% leased to 15 tenants. It sits directly off Route 1, one of Prince George's County's main corridors. “Prince George's County industrial product has been very active this year, given its low vacancy rate and low price per square foot, especially as compared to Virginia industrial product,” HFF's Bruce Strasburg, the broker for both sales, said in a release. “The success of National Harbor, along with the growth of ‘last mile’ e-commerce, have made the industrial market inside the Beltway a sought-after investment.”

**Data Fields worth populating**

Source - Bisnow

Property 1 Name (\*\*) – Lincoln 495

Property 1 Address (\*\*) – 8420 Westphalia Road / City – Upper Marlboro

Property 1 Seller – TH Real Estate (division of TIAA Global Asset Management)

Buyer 1 – Hartz Mountain Industries

Property 1 size – 154,000 sf

Property 1 - Year Built – 2009

Property 1 Occupancy – 100% (fully leased)

Property 1 # of tenants – 3

Picture?? (can’t know which property picture goes with which of two properties, but should we store them for later determination?)

Property 1 Name (\*\*) – Lincoln 495

Property 1 Address (\*\*) – 8420 Westphalia Road / City – Upper Marlboro

Property 1 Seller – TH Real Estate (division of TIAA Global Asset Management)

Buyer 1 – Hartz Mountain Industries

Property 1 size – 154,000 sf

Property 1 - Year Built – 2009

Property 1 Occupancy – 100% (fully leased)

Property 1 # of tenants – 3

Seller Broker Company – HFF

HFF Individual Broker Names

Bruce Strasburg

Broker HFF Quote - “Prince George's County industrial product has been very active this year, given its low vacancy rate and low price per square foot, especially as compared to Virginia industrial product,” HFF's Bruce Strasburg, the broker for both sales, said in a release. “The success of National Harbor, along with the growth of ‘last mile’ e-commerce, have made the industrial market inside the Beltway a sought-after investment.”

*Please note that this information will be reconciled with the information in our database, such as from the public records. For example, I’ve attached the public record for Property 2. Although it is 3 buildings, it is one tax account number with the following information:*

*Buyer Legal Name: 8420 Westphalia Rd LLC*

*Buyer Legal Address: 8420 Westphalia Rd, Upper Marlboro, MD 20774*

*Property Address: 8420 Westphalia Rd*

*Purchase Price: $19,100,000*

*Purchase Date: 11/15/2016*

*Assessor Value - $16,299,300*

*Assessor Reval Year – 2015, 2018*

*Assessor Impv Size – 152,400 sf*

*Assessor Type – Storage Warehouse*

*Seller Legal Name – TCAM CORE Prop Fund Oper LP*

Property 2 Name (\*\*) – Sunnyside Industrial Center

Property 2 Address (\*\*) – 5640, 5760, and 5700-5730 Sunnyside Ave / City – Beltsville

Property 2 Seller – Velsor Properties

Buyer 2 – The Donohoe Cos

Property 1 size – 248,000 sf (all 3 buildings)

Property 1 - Year Built – 2009

Property 1 Occupancy – 90.6%

Property 1 # of tenants – 15

Seller Broker Company – HFF

HFF Individual Broker Names

Bruce Strasburg

*Please note that this information will be reconciled with the information in our database, such as from the public records. For example, I’ve attached the public record for Property 2. Although it is 3 buildings, it is one tax account number with the following information:*

*Buyer Legal Name: 2101 Sunnyside LLC*

*Buyer Legal Address: 7101 Wisconsin Ave #700, Bethesda, MD 20814*

*Buyer Individual Name: Christopher Bruch*

*Property Address: 5700 Sunnyside Ave*

*Purchase Price: $22,000,000*

*Purchase Date: 1/12/2017*

*Assessor Value - $11,269,200*

*Assessor Reval Year – 2017*

*Assessor Impv Size – 250,976 sf*

*Assessor Type – Storage Warehouse*

*Seller Legal Name – VF II Sunnyside LLC*