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Petz and Tribble of Richards Barry Joyce & Partners, LLC broker \$11.15 million sale for Transwestern Investment Co.

January 13, 2011 - Front Section

According to Richards Barry Joyce & Partners, LLC (RBJ&P), RBJ | Capital Markets brokered the sale of 313 Washington St., acting as the exclusive sales agent on behalf of Transwestern Investment Co.

Taurus New England Investment Corp. purchased 313 Washington St. for \$11.15 million. The building is comprised of 81,603 s/f of office space on four floors. Located off the Mass.Tpke. in Newton Corner, the building is surrounded by the three premier markets in Greater Boston - Downtown Boston, Cambridge and Waltham. The building is 91% occupied.

"The timing was right for a fund that Transwestern manages to sell," said Frank Petz, executive vice president at RBJ&P and head of the firm's RBJ | Capital Markets group. "313 Washington St. is a stabilized asset in a submarket that is strong and continuing to tighten. The offering attracted a significant amount of investor interest. RBJ | Capital Markets also arranged very favorable financing, which will allow Taurus to achieve strong levered returns for their investors."

Transwestern was represented by RBJ&P's Petz and James Tribble.

Transwestern Investment Company, L.L.C. is a principal-oriented, private equity real estate investment firm that pursues U.S. investment strategies through a series of institutional equity fund vehicles. Since its inception in 1996, the firm has made over 460 offices, industrial, retail, multifamily, and mezzanine load investments nationwide representing a gross investment of nearly \$11 billion. Transwestern has also liquidated 380 properties, representing approximately \$7 billion in gross proceeds. Currently the firm has approximately \$4 billion of gross assets under management. Transwestern's investment expertise spans private equity and debt investment and debt origination. To date, Transwestern and its partners, including insurance companies, public and private pension funds, foundations and endowments, banks, corporations, and high net worth individuals and families, have committed nearly \$4 billion of equity capital to the firm's investment activities. The company currently employs approximately 75 professionals and is based in Chicago with offices in Atlanta, Denver, Los Angeles, and New York City.

New England Real Estate Journal - 17 Accord Park Drive #207, Norwell MA 02061 - (781) 878-4540