



Eagle Sells \$56M Portfolio After 39 Month Hold

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By Bob Howard

Ontario, CA – Eagle Real Estate Group has sold a five-property Ontario multifamily portfolio to Invesco/Beneke Krieg for \$ 56.3 million after a 39-month hold. Eagle bought the portfolio for \$36.2 million from Pacific Gulf Properties.

The sale represents what Randall J. Friend, co-founder and principal of Eagle, describes as the company’s “first full cycle of properties, re-positioned and sold.” The company was established in June 2000.

The properties include the 125-unit Cambridge Square at 1001 N. Archibald Ave., the 155-unit Waverly Place at 1725 E. G St., the 165-unit Waterford Court at 1639 E. G. St., the 60-unit Woodside II Apartments at 302 W. G. St., and the 84-unit Woodside III Apartments at 408 W. G. St. The overall occupancy of the 589-unit portfolio was approximately 95% at the time of the sale. The units consist primarily of one- and two-bedroom apartments, with rents that range from approximately \$820 to \$1,200. Eagle originally expected to hold the portfolio for five years. Friend says, but it chose to sell because of strong property performance and favorable capital market conditions, and in order to acquire larger and more diverse communities throughout the Western United States.

Eagle’s Ontario portfolio was brokered by Sean P. Deasy at CB Richard Ellis in Ontario. Eagle’s capital partner in the deal was an insitutional pension fund advisor. Besides Friend, partners in Eagle included Kenneth R. Melton, and H. Gordon MacKenzie. The company targets individual properties or portfolios with a minimum acquisition price of \$ 20 million in opportunistic markets.

Eagle also has experience in tax-exempt bond financed transactions, complex transactions solving seller problems and rehabilitation projects.