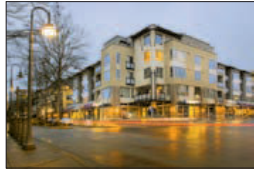


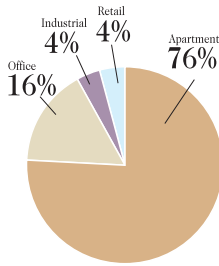
KING COUNTY REAL ESTATE DEALS

The largest property sales in King County are ranked by deal size. | February 20-26, 2009



BUSINESS JOURNAL PHOTO 1 Dan Schlatter
One Island Square apartments on Mercer Island

! TYPES OF PROPERTIES !
Listed deals in King County



HOW THIS LIST WAS PREPARED

Lists are researched and compiled by Research Director Janyang Dorjee.

Sources: Individual companies, public documents, CB Richard Ellis and Collier International.

Accuracy: The Puget Sound Business Journal makes every attempt to publish accurate information on its lists; however, accuracy cannot be guaranteed. Please send any additions to: Janyang Dorjee, Research Director, Puget Sound Business Journal, 801 Second Ave., Suite 210, Seattle WA 98104 or e-mail jdorjee@bizjournals.com.

The Book of Lists is available on CD by contacting 800.486.3289 or www.bizjournals.com/bookoflists/seattle.

RANK	PROPERTY, LOCATION, DESCRIPTION	DEAL SIZE SALE DATE	BUYER	SELLER
1	One Island Square Apartments 2758 78th Ave. S.E., Mercer Island Sale of 235-unit apartment building, 257,180 square feet of building space, 98,010 square feet of land area	\$112,084,900 July 7, 2008	United Dominion, Island Square Newco LLC 1745 Shea Center Drive, Highlands Ranch, Colo.	Seco Development, One Island Square LLC 1083 Lake Washington Blvd., Renton
2	Avalon Redmond Apartments 4850 156th Ave., Redmond Sale of 400-unit apartment building, 340,448 square feet of building space, 1,045,440 square feet of land area	\$81,250,000 June 30, 2008	DIG-KW Redmond LLC 9601 Wilshire Blvd., Beverly Hills, Calif.	Avalon Washington Value Ravenswood LLC 2900 Eisenhower Ave., Alexandria VA
3	The Highland at Wynhaven 1460 N.E. Hawthorne St., Issaquah Sale of 333-unit apartment building, 424,803 square feet of building space, 505,296 square feet of land area	\$65,950,000 Aug. 20, 2008	FRE 469 LP 1737 N. First St., San Jose	Avalon DownReit V LP 2900 Eisenhower Ave., Alexandria VA
4	Glen Park at West Campus Apartments 952 S.W. Campus Drive, Federal Way Sale of 464-unit apartment building, 539,868 square feet of building space, 1,431,673 square feet of land area	\$65,252,000 Jan. 11, 2008	Fairfield Glen Park LLC 5510 Morehouse Drive, San Diego	JER/FSC Glen Park LLC 9777 Wilshire Blvd., Beverly Hills
5	4242 Roosevelt Way 4242/4140 Roosevelt Way N.E., Seattle Sale of 2 properties on Roosevelt Way, 139,493 square feet of building space, 55,757 square feet of land area	\$50,730,000 Oct. 9, 2008	University Inn LLC 12951 Bel-Red Road, Bellevue	Nootka Hotels Inc. 4140 Roosevelt Way N.E., Seattle
6	Axis Apartments 123 Second Ave. N., Seattle Sale of 144-unit apartment building, 169,369 square feet of building space, 28,314 square feet of land area	\$47,784,686 Feb. 29, 2008	Sobrato Interest III LP 10600 N. De Anza Blvd., Cupertino, Calif.	John Street LLC 2505 Second Ave., Seattle
7	Pacific Plaza 155 108th Ave. N.E., Bellevue Sale of class A office building, 137,349 square feet of building space, 41,404 square feet of land area	\$47,000,000 Sept. 30, 2008	Columbia West Properties Inc., Pacific Plaza West LLC 12951 Bel-Red Road, Bellevue	Pacific Plaza Building LLC Bellevue, WA 98009
8	The Madison at Fairwood Apartments 17425 120th Lane S.E., Renton Sale of 382-unit apartment building, 360,426 square feet of building space, 908,836 square feet of land area	\$42,896,500 Feb. 25, 2008	Passco Madison H LLC 96 Corporate Park, Irvine, Calif.	Madison at Fairwood LLC 12000 N.E. 8th St., Bellevue
9	The Summit 10811 S.E. 239th St., Kent Sale of 366-unit apartment building, 306,037 square feet of building space, 858,132 square feet of land area	\$41,361,250 Sept. 18, 2008	10811 S.E. 239th Place LLC 1307 Lucile Ave., Los Angeles	ASN Summit LLC 9200 E. Panorama Circle, Englewood, Colo.
10	North Creek Parkway Center 18912 North Creek Parkway, etc., Bothell Multiproperty sale of 6 properties, 205,707 square feet of building space, 3,533,979 square feet of land area	\$41,114,000 Aug. 28, 2008	KBS North Creek LLC 620 Newport Center Drive, Newport Beach, Calif.	RREEF America REIT II Corp. 701 Pike St., Seattle
11	Campus Grove Townhomes 1300 S.W. Campus Drive, Federal Way Sale of 309-unit apartment building, 407,290 square feet of building space, 1,034,615 square feet of land area	\$40,990,000 Feb. 22, 2008	CREA/Legacy Federal Way LLC 7525 S.E. 24th, Mercer Island	Campus Grove LLC 923 E. Lake Samish Drive, Bellingham
12	Sidney Apartments 400 Wall St., Seattle Sale of 128-unit apartment building, 105,367 square feet of building space, 25,265 square feet of land area	\$40,550,000 Aug. 18, 2008	Somerset Green Townhomes Associates LLC 4701 S.W. Admiral Way, Seattle	Wallfour Realty Holding Co. 1999 Avenue of the Stars, Los Angeles
13	Oakhurst Center 14475 N.E. 24th St., Bellevue Sale of 2 properties on NE 24th St., 143,191 square feet of building space, 379,843 square feet of land area	\$38,500,000 Aug. 6, 2008	Oakhurst Holdings LLC 100 Wilshire Blvd., Santa Monica, Calif.	Teachers Insurance and Annuity Assoc. of America 730 Third Ave., New York
14	Avante Apartments 1610 W. James Place, Kent Sale of 382-unit apartment building, 256,068 square feet of building space, 767,658 square feet of land area	\$38,063,860 Jan. 7, 2008	ERF Avante Finance LLC 12000 N.E. 8th St., Bellevue	Bascon Centerstone Kent LLC 26 Corporate Park Drive, Irvine, Calif.
15	2900 On First Apartments 2900 First Ave., Seattle Sale of 135-unit apartment building, 188,715 square feet of building space, 39,962 square feet of land area	\$36,432,500 Oct. 31, 2008	Brookwood LP 4582 S. Ulster St. Parkway, Denver	PPC 2900 First Associate LLC 777 S. California Ave., Palo Alto, Calif.
16	Indigo Springs Apartments 11101-11205 S.E. 208th St., Kent Sale of 278-unit apartment building, 253,715 square feet of building space, 1,031,065 square feet of land area	\$35,916,600 June 27, 2008	KW Indigo LLC 9601 Wilshire Blvd., Beverly Hills	Erp Operating Lp 2 N. Riverside Place, Chicago
17	James Street Crossing Apartments 6248 S. 242nd Place, Kent Sale of 300-unit apartment building, 248,028 square feet of building space, 939,641 square feet of land area	\$35,630,000 Feb. 20, 2008	KW James Street LLC 9601 Wilshire Blvd., Beverly Hills	CRICO of James Street Crossing LP 2 N. Riverside Place, Chicago
18	The Heights at Burien 13608 12th Ave. S.W., Burien Sale of 543-unit apartment building, 770,760 square feet of building space, 1,098,148 square feet of land area	\$32,770,000 Jan. 16, 2008	Vintage Park Partners LLC 30 S. Wacker Drive, Chicago	AG/Virtu Vintage Park LLC 245 Park Ave., New York
19	Woodbridge Apartments 11030 N.E. 124th St., Kirkland Sale of 207-unit apartment building, 164,355 square feet of building space, 732,331 square feet of land area	\$31,500,000 May 29, 2008	API Woodbridge LLC 1900 S. Norfolk St., San Mateo, Calif.	Woodbridge Apartment Associates LP 600 Townsend St., San Francisco
20	Pheasant Run Apartments 27314 24th Ave., Federal Way Sale of 308-unit apartment building, 251,300 square feet of building space, 585,882 square feet of land area	\$30,400,000 Jan. 31, 2008	PSC Pheasant Run Associates LLC 9770 Wilshire Blvd., Beverly Hills	Pacifica Federal Way LLC 1775-1795 Hancock St., San Diego
21	Fifth and Columbia Tower 8111 Fifth Ave., Seattle Sale of commercial land, redevelopment project	\$30,000,000 March 14, 2008	Fifth & Columbia Investors LLC 2401 Utah Ave. S., Seattle	First United Methodist Church of Seattle 190 Queen Anne Ave. N., Seattle
(tie)	The Park at Dashpoint 31736 S.W. 50th Lane, Federal Way Sale of 280-unit apartment building, 225,000 square feet of building space, 705,672 square feet of land area	\$30,000,000 Oct. 9, 2008	KNL Vision Wa LLC 3709 Conroy St., San Diego	BRE Properties Inc. 525 Market St., San Francisco
23	Highcroft Apartments 1501-1515 145th Place, Bellevue Sale of 194-unit apartment building, 159,863 square feet of building space, 409,630 square feet of land area	\$28,650,000 Feb. 26, 2008	SP Highcroft LLC 1201 Third Ave., Seattle	Andover Associates LP 414 Olive Way, Seattle
24	Saddlebrook Apartments 2100 S. 260th St., Des Moines Sale of 223-unit apartment building, 203,870 square feet of building space, 932,184 square feet of land area	\$28,277,700 May 16, 2008	FSC Saddlebrook Associates LLC 9777 Wilshire Blvd., Beverly Hills	Simpson Financing LP 8110 E. Union Ave., Denver
25	Fourth and Pike Building 1424 Fourth Ave., Seattle Sale of class B office building, 106,000 square feet of building space, 12,210 square feet of land area	\$25,150,000 April 14, 2008	Ceadaigh IV LLC, Mayfield Investment Co. 2275 E. Bayshore Road, Palo Alto, Calif.	Fourth & Pike Associates 1201 Third Ave., Seattle

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