



Eric Berkman
Executive Vice President
Grubb & Ellis Company
Investment Sales
September 10, 2009

Washington, DC Regional Sale Transactions – 2009

						
Property	1999 K St., NW Washington, DC	Willow Oaks 1 – 3 8260 - 8280 Willow Oaks Corporate Drive Merrifield, VA	Potomac Center North 500 12th St., SW Washington, DC	Longfellow Plaza 1211 Connecticut Ave, NW Washington, DC	4807 Stonecroft Blvd. Chantilly, VA	Hartford Building 3101 N. Wilson Blvd. Arlington, VA
RBA	249,000	570,077	497,196	124,626	113,000	212,441
Year Built	2009	1987/1989	2005	1967 (renovated 2000)	2008	2003
Buyer	Deka Immobilien Investment	KBS Realty Advisors	Invesco Real Estate	Harbor Group International	Franklin Street Properties	Angelo, Gordon & Co.
Seller	Vornado Realty Trust	Prudential Insurance Co of America	Prudential Real Estate Investors	BlackRock Realty	Duke Realty Corp.	Akridge/MEPT
Sale Date	Sep 2009	Aug 2009	Aug 2009	Jul 2009	Jul 2009	Jul 2009
Sale Price	\$207,800,000	\$112,200,000	\$153,600,000	\$35,200,000	\$29,000,000	\$72,000,000
Price PSF	\$835	\$197	\$309	\$282	\$257	\$339
Cap Rate	6.3%	9.0%	8.5%	8.5%	9.2%	8.3%

						
Property	1501 M St., NW Washington, DC	Market Square 1 Choke Cherry Rd. Rockville, MD	Fairmont Building 7735 Old Georgetown Rd. Bethesda, MD	1300 Connecticut Ave, NW Washington, DC	1615 L St., NW Washington, DC	Techworld Plaza I & II 800 & K St./ 801 Eye St., NW Washington, DC
RBA	156,686	228,020	124,480	117,594	412,052	757,904
Year Built	1991	2004	1964 (renovated 1997)	1956 (renovated 1994)	1984 (renovated 2004)	1989-1991
Buyer	John Buck Co.	JBG Companies	Akridge	Dividend Capital Total Realty Trust	Bernard Spitzer	JBG Companies
Seller	CB Richard Ellis Investors	Morgan Stanley Real Estate	Brandywine/Prentiss Properties	ING Clarion	Broadway Real Estate Partners LLC	Akridge/Seaton Benkowski
Sale Date	Jun 2009	Apr 2009	Apr 2009	Mar 2009	Mar 2009	Feb 2009
Sale Price	\$60,000,000	\$43,500,000	\$26,500,000	\$63,600,000	\$179,000,000	\$275,000,000
Price PSF	\$383	\$191	\$213	\$541	\$434	\$363
Cap Rate	8.0%	7.2%	8.7%	7.3%	6.0%	7.5%