



IMMEDIATE RELEASE

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## **Real Estate Private Equity Firm Tribeca Companies Announces Sale of Nine San Francisco Apartment Properties from UBS/Lembi Acquisition**

SAN FRANCISCO, CA (June 15, 2011) – Tribeca Companies, a San Francisco-based private equity real estate investment firm, announced today the sale of 9 properties comprising 155 apartment units and 1 retail space in prime areas of San Francisco and Burlingame. The properties are part of a 12 property portfolio that Tribeca acquired opportunistically through a loan purchase from lender UBS on Dec. 30, 2009 and immediately acquired the fee title through foreclosure of the properties previously owned by the Lembi Group.

The properties are located in prime areas including Pacific Heights, Cow Hollow, and lower Nob Hill in San Francisco, as well as one in downtown Burlingame just south of San Francisco:

- 1671 Lombard Street, San Francisco
- 2642 Gough Street, San Francisco
- 2648 Gough Street, San Francisco
- 2654 Gough Street, San Francisco
- 1845 Franklin Street, San Francisco
- 2011 Sacramento Street, San Francisco
- 2380 California Street, San Francisco
- 621 Taylor Street, San Francisco
- 255 El Camino Real, Burlingame

The properties were sold to a series of single-purpose entities of The Prado Group of San Francisco, a private real estate investment management and development firm. The purchase price was not disclosed.

Tribeca, through an owned affiliate partnership entity Sky Pacific Holdings II, LLC, acquired the 12-building Lembi portfolio loans in December 2009 for approximately \$31 million, and after acquiring the title, subsequently sold three assets in 2010. The transaction was financed by Tribeca Holdings and California Property Funding, a San Francisco based financial services and investment firm.

The aggregate sale price of those first three properties plus the nine properties now closing came to a total in excess of \$40 million. Tribeca realized an aggregate return in excess of 35% from its undisclosed original equity investment.

The sale of the remaining properties reflects the healthy return of the San Francisco and Bay Area rental property market from the depths of the recession of the past two years. Prado's acquisition comes at a time when San Francisco occupancies have tightened considerably and rental demand is strong, with little to no new competing product opening in the near term.

“Following the original acquisition in a complex foreclosure process, Tribeca began our value-enhancement program of carefully managing and maximizing values, to prepare the properties for eventual sale,” said William Faidi, CEO of Tribeca. “The sale to Prado Group enabled us to quickly achieve our investment objective well ahead of our initial projected time-horizon. Tribeca is continuing on its path of investment in opportunistic real estate, focusing on retail and apartment properties in U.S. markets”.

The acquisition marks the second Lembi Group apartment portfolio acquisition by the Prado Group in the last nine months. In September 2010, Prado Group acquired four buildings totaling 250 units that had been taken back by lender UBS.

“The Tribeca acquisition is exactly the type of high quality apartment assets we are focused on acquiring in the infill neighborhoods of San Francisco and the Bay Area. The recovery has commenced and San Francisco is poised to outperform the nation based on its strong economic base, creative class and little to no new supply,” said Craig Greenwood, a Principal at Prado Group.

Prado Group was represented by Toby Costello and Michael Thomas of Wheelhouse Brokerage.

#### About Tribeca Companies

San Francisco-based Tribeca Companies is a private equity real estate investment firm focused on the acquisition and management of commercial real estate properties in key U.S markets. [www.tribecacompanies.com](http://www.tribecacompanies.com).

#### About Prado Group

Prado Group is a privately-held real estate development and investment firm headquartered in San Francisco. Prado develops and invests in residential, retail, and mixed-use properties with a primary focus on supply constrained, infill sites within the San Francisco Bay Area. Prado pursues quality investment returns by focusing on active, “hands-on” asset strategies that create value: asset management, redevelopment, repositioning, and property enhancement. Prado focuses on markets with a history of high performance, physical and regulatory supply constraints, and strong demand drivers. [www.pradogroup.com](http://www.pradogroup.com)

#### About Wheelhouse Brokerage

Wheelhouse is an investment real estate brokerage firm and represents Buyers and Sellers of apartment buildings in Northern California markets. Wheelhouse was founded in 2007 by Michael Thomas and Justin Shreve. [www.wheelhousebrokerage.com](http://www.wheelhousebrokerage.com)

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