

BRIEFLY

HOW TO CONTACT US

FOR NEWS STORIES, PRINT OR ONLINE

Bernard Wolfson
Business editor
bwolfson@ocregister.com
714-796-2440

Samantha Gowen
Assistant business editor
sgowen@ocregister.com
714-796-2310

Maurine Pool
Business wire editor
mpool@ocregister.com
714-796-4992

Heather Skyler
OC Metro
hskyler@ocregister.com
714-796-2443

Joanna Clay
Retail reporter
jclay@ocregister.com
714-796-3646

Jeff Collins
Real estate reporter & blogger
jcollins@ocregister.com
714-796-7734

Marilyn Kalfus
Real estate reporter
mkalfus@ocregister.com
714-796-4903

Jonathan Lansner
Business columnist
jlansner@ocregister.com
949-777-6727

Lily Leung
Tech reporter
lleung@ocregister.com
714-796-7927

Nancy Luna
Food industry reporter
nluna@ocregister.com
714-796-6756

Hannah Madans
General assignment reporter
hmadans@ocregister.com
714-796-7884

Margot Roosevelt
Economy reporter
mroosevelt@ocregister.com
714-796-2409

Angela Ratzlaff
Status Update writer
aratzlaff@ocregister.com
714-796-5031

TO ADVERTISE IN THIS SECTION

Call: 714-796-5060
Fax: 714-796-7057
dwalker@ocregister.com

ON TWITTER

Follow us at @ocrbiz

FIND A HOME OR APARTMENT

Looking for a new home or the perfect apartment? The Register's website can help you search for location, source and property criteria. Go to ocregister.com/realstate



COURTESY OF SPIRE AWARDS

Nominations are now open for the 2016 CREW-OC SPIRE Awards. Last year's SPIRE awards garnered 152 entrants and nearly 250 attendees.

Coming up

Nominations are open for the fifth annual commercial real estate SPIRE awards. Presented by the Orange County chapter of Commercial Real Estate Women, the award ceremony will recognize developers, general contractors, engineers, brokers, lenders, architects, attorneys, property managers, interior designers and mortgage bankers. The event is scheduled for March 10 at the Center Club in Costa Mesa. Nomination forms are due by Feb. 5 and are available for download at crewocspireawards.com.

New ventures

Irvine-based Sabra Health Care REIT bought nine senior housing facilities in Illinois, Oregon and Washington. The purchase was made in two deals totaling \$84.7 million. Sabra spent \$65 million on four senior housing facilities in Oregon and Washington that will be leased to Portland-based Radiant Senior Living. Another \$19.7 million was spent on Life's Journey Senior Living, which consists of five properties in Illinois.

Villa Park Professional Center

was sold by the Gudzunus family to NOENA Real Estate for \$3.9 million. Sonya Dopp-Grech, senior vice president with NAI Capital in Irvine, represented the seller. Villa Park Professional center is located at 17871 Santiago Blvd., Villa Park. The 13,254-square-foot office building includes a mix of offices and medical tenants. At the time of the sale, the property was fully occupied.

Senior Vice President Mike Bouma and Vice President Paul Caputo at the Anaheim office of Voit Real Estate Services directed the \$6 million sale of an industrial warehouse in Huntington Beach. The buyer is a distributor of educational supplies and will use the property for warehousing, distribution and administrative office use. The 41,454-square-foot property is located at 5422 Argosy Ave.

San Diego-based Westcore Properties has bought an industrial portfolio from MetLife for \$69.4 million. The acquisition includes eight buildings in Orange County and the Inland Empire. The purchase totals 634,289 square feet of property, including 7100, 7050, 7051, 7101 and 7150 Village Drive, Buena Park; 4422 Airport Drive, Ontario; 300 E. Arrow Highway, San Dimas; and 14301 Gannet St., La



COURTESY OF VOIT REAL ESTATE

Mirada. MetLife was represented by Darla Longo and Barbara Emmons of CBRE.

On the move

Steven Hogberg joined NAI Capital's Irvine office as senior vice president. Hogberg has more than 25 years experience in office and retail property sales and leasing. He most recently worked with Coreland Cos., overseeing the brokerage division that focused on sales and leasing of commercial property in Southern California.

In memoriam

Phillip Nicholson, one of Cox, Castle & Nicholson's founding



Nicholson

partners, died Sept. 21. Nicholson worked at the real estate specialty law firm for more than 47 years. He began his career at Dillavou & Cox, where he became senior partner. He then partnered with George Cox and Richard Castle to start Cox, Castle & Nicholson in 1968. He was honored as one of the nation's top lawyers and was active with the California Continuing Education of the Bar.

Send real estate-related news and property announcements to Angela Ratzlaff at aratzlaff@ocregister.com.

LANSNER

FROM PAGE 1

– show that Orange County's high home costs aren't deterring too many buyers.

But I look at the brisk buying in Yorba Linda, for example, as "value" hunting, too. It's a city where at least you get some land to go with your pricey home.

Still, price matters. How else do you explain that countywide sales volume is up just 3.4 percent from a year ago when mortgage rates remain near historic lows amid the strongest job market since the turn of the century?

Compare that meek countywide sales growth

to the market's relative bargain: resale condos, which have a median price of just \$430,000. Sales of resale condos rose 10.4 percent from a year ago.

Also, note that combined sales in the 27 least expensive ZIPs – median sales prices of \$535,000 and below – were up 12.6 percent compared with a year ago.

At the other end of the spectrum, few folks have much sympathy for the eight Orange County ZIP codes that had medians above \$1 million in August. But does price matter there, too?

Sales in the seven-figure ZIPs were down 1.1 percent compared with August 2014.

CONTACT THE WRITER: jlansner@ocregister.com

8.5-12%

Preferred Return

- Real estate secured fund
- Interest paid monthly
- NO stock or bond market exposure
- Great for IRA's



Investor Relations

(805) 764-5128

InvestorRelations@StrategicHoldings.com

Learn more about real estate secured funds

Upcoming Seminar:

Newport Beach on October 24th

Call (805) 764-5128 for info and RSVP or for a private meeting

Visit us at:

www.StrategicHoldings.com

©2014 Strategic Holdings LLC. The interests are being offered to accredited investors only – persons or entities that meet certain income and/or net worth requirements.



FIRST PLATINUM LENDING

BUY or REFINANCE - WE CAN HELP!!

- 3.375% Jumbo 7/1 ARM to \$3 Million
- 550 FICO FHA Loans - from 3% Down to \$1 Million
- NO PERSONAL INCOME Required on Rental Property
- APARTMENTS: 5/1 ARM to \$5 Million - 3.45%



EXCELLENT 30 YR Fixed Rate Loans to 97% LTV

3.750% 30 YR FIXED (3.815% APR*)
2.875% 15 YR FIXED (2.985% APR*)

Always AGGRESSIVE, EXCELLENT SERVICE • (*APR Assumes: 720 + FICO, SFR, Purchase or R&T Refi, Primary, CA, Impounds, \$417K Loan, 75% LTV)

John A. Aubel, VP ♦ 949-374-8380 (Office) ♦ 714-875-5626 (Cell)

