

KAMBER OVERHAULS BRYANT PARK OFFICE TOWER

Kamber Management, a private New York investment company, is injecting \$20m into Tower 45, a newly acquired office building at 120 West 45th Street in the city's Bryant Park submarket. The company purchased the 460,000-square-foot building last year through a 1031 exchange and is now set to upgrade everything from the lobby to the elevators. "I think we can dramatically raise the profile of this building," said Steve Levy, ceo.

The company paid about \$365m for the 26-year-old building, which counts Bobby Vans as a ground floor tenant. In addition to Bryant Park, the property is a five-minute walk to Grand Central Station and Rockefeller Center and its location off of Sixth Avenue – which is dominated by monolithic towers – means that the

building has abundant sunshine, Levy said. Another factor that will appeal to tenants is the virtually column-free floors and floor plates of 10,000-13,000 square feet, which will allow smaller tenants to have the distinct identity of leasing a full floor, he added.

At the time of acquisition, the building was 90% occupied. This has fallen to about 82% due to anticipated lease roll over shortly after the acquisition and Kamber has tapped Avison Young to handle leasing. "Our building appeals to a broad range of tenants," Levy added, noting that the roster includes Procter & Gamble as well as private equity and hedge fund tenants as well as publishing companies.

Kamber is completely overhauling the building's elevator systems, enhancing



ground-floor security procedures, introducing new building management software, and adding a high-tech air filtration system. "There is no fresher air in New York," Levy said. Architecture firm Kohn Pederson Fox is redesigning the 175-foot atrium, façade, lobby, and elevator cabs and Milo Kleinberg Design Associates are working with Kamber on interior design concepts for common areas.

Forum Partners makes growth investment in Sacramento owner

London-based Forum Partners has made an undisclosed investment in First Capital Real Estate Investments, a real estate finance and banking firm that targets residential and commercial assets in a management, development and advisory capacity. The partners have put into place a growth plan for the company and its non-traded REIT subsidiary, First Capital Real Estate Trust. "We are buying out an existing shareholder and will continue to help create additional liquidity in the firm's non-traded REIT entity," explained Russell Platt, ceo of Forum.

In the first phase, the partners bought out investor Jacob Frydman's stake in the non-traded REIT. The second and third steps will involve

the design and implementation of an accelerated liquidity plan for First Capital Real Estate Trust, and the continued development of First Capital, respectively. "We got to know First Capital because they helped sell preferred equity shares of a building of ours in London. Through that relationship, we got to assist them with the recapitalization of their business," Platt added.

Frydman, a New York real estate investor and developer, founded First Capital Real Estate Trust's predecessor, United Realty Trust. The non-traded REIT officially changed its name to

First Capital Real Estate Trust after the acquisition in October. Immediately prior to the acquisition, First Capital and its affiliates contributed 28

assets to the REIT. This included 18 hotels, five retail and self-storage properties, various residential and commercial land development, and contract rights to acquire 13 additional hotels and more than 1,000 multi-family units. First Capital officials declined to comment.

Forum is hoping the partnership will allow it to expand its investor base. "We tailor our capital to meet a specific need of our investors. Traditionally, we've raised money institutionally among pension funds, foundations and endowments, but we look to the strategic partnership to bring, in the long run, the potential for Forum [Partners] to gain access to retail investor channel," Platt said.

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Second home specialist touts growing Idaho market

Luxury developer Whitetail Club believes McCall, Idaho, could eventually rival Lake Tahoe as a destination for second homes. The company is hoping a relatively low cost of homes and abundant natural features will inspire individuals to consider the town for vacation or full-time residency, particularly with the addition of a lakefront clubhouse on its property that will be open year-round. "It's a game changer for private communities in the Northwestern U.S.," said Joe Carter, director of real estate.

Whitetail Club got its start in 2008 when Joe Scott, a member of the family that started the Albertsons chain of grocery stores, purchased the 1,400-acre development site at 501 West Lake Street in McCall. The resort town, with a population of only about 3,000, is 100 miles north of Boise and is on the shores of 5,000-acre Payette lake. In addition to the club, Scott has added 20km of cross-country ski trails and 10 miles of professional mountain bike trails.

There are 10 homes on the market with prices ranging from \$849,000 to \$3.4m. This translates into about \$300-350 per square foot, compared to

about \$1,000 per square foot for comparable product in Lake Tahoe, Carter said. Prices range from \$265,000 and \$1.035m for the 27 available lots of vacant acreage and Scott's goal is to sell all of the home sites within five years. "There are 130 lots on the site. The master plan is to get acreage for townhomes along the golf course and the club, where we could put high-density product," he added.

The town receives more than 300 inches of snow per year, which provides ample powder for downhill skiing at Brundage Mountain. That said, snowmobiling is the most popular winter sport among residents, who typically like to ride out to Burgdorf Hot Springs and take a dip in 105-degree water in 20-degree weather, Carter added.

Though most homeowners at Whitetail Club call the property their second or third home, there are four full-time residents and Carter expects there to be more. "The public schools [nearby] are fantastic – we get good teachers who want to be here," Carter said. St. Luke's hospital in McCall provides close-to-home healthcare, he added.