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1031 Exchange Options Announces Successful Acquisition of \$28.61 Million Atlanta Office Building by Tenant-in-Common Investors

WALNUT CREEK, Calif.--(BUSINESS WIRE)--Aug. 17, 2004--Cary Losson, Founder and President of 1031 Exchange Options, today announced on behalf of clients the successful acquisition of a Tenancy-in-Common (TIC) investment: 1200 Ashwood Parkway in Atlanta, Ga.

The co-owners acquired the Central Perimeter property for \$28,610,000 including reserves. The Class A office building, situated in a park-like setting, encompasses 188,424-square feet and was built in 1984, with a major renovation occurring in 2000.

"This is a solid acquisition for our investor clients," commented Christian Mirner, Sr. Vice President-Real Estate for 1031 Exchange Options. "The Atlanta Metropolitan Area, which for the past decade led the nation in population and job growth, is once again experiencing strong fundamental growth. The 1200 Ashwood property is located in the heart of Atlanta's largest office market, the Central Perimeter area, adjacent to the market-dominant Perimeter Mall, and in close proximity to many complementary amenities, the MARTA rapid transit system, and transportation arteries. We are always excited to recommend to our clients a property of this quality in a dynamic market with strong prospects for growth."

Griffin Capital, a Los Angeles-headquartered real estate investment company, acquired the property on behalf of the co-ownership group of TIC investors. 1031 Exchange Options represented 96 percent of the total equity, placing 29 of the 31 investors involved in the investment, almost all of whom successfully completed 1031 exchanges with the acquisition of an undivided fractional interest in this property.

"We are impressed with the ability of 1031 Exchange Options to identify investors for this institutional-quality office building and we trust that this will be the first of many successful transactions to come," stated Griffin Capital President Kevin Shields.

About 1031 Exchange Options

1031 Exchange Options is a leading investment consultancy in the nation recognized for real estate investments structured for co-ownership. The company advises clients on Tenant-in-Common (TIC) ownership, funds, LLCs, REITs, and other real estate investments. 1031 Exchange Options offers securities through Sigma Financial Corporation, Member NASD and SIPC.

1031 Exchange Options' national headquarters is located in the San Francisco Bay Area. The company services clients nationwide. Additional information is available at www.1031ExchangeOptions.com.

While these statements are meant to convey to the public the company's progress, business opportunities and growth prospects, readers are cautioned that such forward-looking statements represent management's opinion. While management believes such representation to be true and accurate based on the information available to the company, actual results may differ materially from those described.

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