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### **Los Angeles Real Estate Firm Makes Second Acquisition In Dallas' Uptown**

**Los Angeles, CA** – M West Holdings, LLC (“M West Holdings”) has acquired 4245 N. Central Expressway in Dallas, Texas from Behringer Harvard in an off-market transaction coordinated by Mr. Gary Carr of CB Richard Ellis. The 87,292 square foot office building is situated at the northwest corner of Fitzhugh Avenue and N. Central Expressway. According to Mr. Karl Slovin, President of M West Holdings, the property “will be re-branded as ‘4245 Uptown’ to take advantage of its unique location in Dallas’ Uptown and Knox/Henderson submarkets”.

The 87% leased building is home to mix of small to mid-size businesses including Capital One, BGO Architects and The McCarthy Company. “Given its excellent access to Central Expressway, Highland Park, Lakewood and Uptown, 4245 Uptown is perfectly positioned for this tenant profile,” says Mr. Stacey Davis, Senior Vice President of M West Holdings. “Additionally, 4245 Uptown is the perfect complement to 3500 Oak Lawn which M West Holdings acquired in January 2006. We are pleased to award management and leasing duties to PM Realty.”

Mr. Mike Westfall, Senior Vice President with Behringer Harvard worked closely with Mr. Davis on the transaction. “Despite all of the current market turmoil, M West Holdings stepped up to the plate and closed the transaction” says Mr. Westfall.

M West Holdings, L.L.C. is a diversified commercial real estate investment firm. Since 1991, M West Holdings has acquired, developed and operated over forty projects across the United States. The company’s current twenty-nine property portfolio includes over one million square feet of varied assets. In 1991, the company began purchasing multi-family residential properties in Manhattan. The success of those investments impelled M West Holdings’ expansion into commercial, industrial, multi-family and retail assets in Texas, Florida, Minnesota, Nevada and California. To date, the company has utilized only internal equity, modest leverage, and profits to fuel its growth.

M West Holdings employs a cautious and watchful management strategy. The company’s focus on prime locations and supply-constrained markets, coupled with the most meticulous building management, ensures tenant satisfaction and long-term investment value.

M West Holdings utilizes cutting-edge technology along with constant communication with local third-party management and leasing teams to maintain control of its assets. This rapport with on-site staff ensures a quick decision-making process and solid execution. The end result is highly effective management with exemplary levels of tenant retention and oversight.

At this time, M West Holdings is seeking value-add and opportunistic investments in its current markets. Additionally, M West Holdings seeks institutional joint venture partners on acquisitions of large Class A office projects in supply-constrained markets within California and Texas. M West Holdings’ considerable market knowledge and solid industry relationships enables the company to close deals that are never subject to the public bidding process. For additional information, visit [www.milanwest.com](http://www.milanwest.com) or [www.mwestholdings.com](http://www.mwestholdings.com).

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