



LABJ INSIDER

SCOTT ROBSON, EDITOR

Seeing the Big Picture

For **MWest Holdings**, it's not enough to just rehabilitate classic Los Angeles properties. The company also likes to find unique ways to enhance the building experience for tenants and for neighborhoods. Toward that end, MWest recently commissioned well-known French artist **Thierry Noir** to paint a mural at the Lofts at NoHo property. The image honors 50 years of the "sister city" relationship between Berlin and Los Angeles. Noir, who initially came to fame as a street



Slovin

artist and lives in Berlin, reportedly was the first artist to paint the Berlin Wall. Beyond the benefits to the business, MWest President **Karl Slovin** says murals by Noir and other artists make the properties more attractive. "We're

trying to bring the buildings back to life. It can be a reinvigoration of the lobby, the hallways or our units," Slovin added. "Making it fun and exciting draws the tenants that we want and makes our existing tenants stay."

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If Louis Vuitton is your bag, you'll want to set aside time this summer for Louis Vuitton X, a sprawling exhibition in Beverly Hills that documents the 160-year history of the French fashion house. Running through Sept. 16, the show displays more than 180 items across two floors and 10 rooms. It's housed in the 22,000-square-foot former home of Brooks Brothers at 468 N. Rodeo Drive. The exhibit includes iconic Louis Vuitton Monogram bags reimagined by designers such as **Karl Lagerfeld**. There are also original works by artists such as **Zaha Hadid** and **Richard Prince**. And if that's not enough, of course, the **LVMH Moët Hennessy Louis Vuitton**-owned brand also launched an on-site pop-up store where you can pick up limited edition ArtyCapucine handbags, among other items. While the bags carry a price tag of \$8,600, the exhibit is free.

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A handful of local nonprofits recently received a boost from **The Eisner Foundation**. The organization, which supports intergenerational initiatives throughout L.A. County, awarded \$1 million in grants to five programs in the second quarter. Created by **Tornante Co.** founder and former **Walt**



Eisner

Disney Co. Chief Executive **Michael Eisner** and his wife, **Jane**, the foundation awards \$7 million each year to local nonprofits. The most recent recipients include the culinary arts program at the **Los Angeles LGBT Center**,

which was given \$300,000 to train homeless youth and low-income adults. **826LA**, a writing program for underserved youth, also received a \$300,000 grant. The **Alliance for Children's Rights**, a program that provides legal help for seniors and the children in their care, was awarded \$150,000.

Hannah Madans contributed to this column.



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Let's Fly Away: LAX saw a bump in its number of passengers in May, continuing a trend that began in January.

Traffic Rises at Region's Airports

TRANSPORTATION: LAX, Ontario lead monthly increase in airline travelers

By **HOWARD FINE** Staff Reporter

Passenger traffic edged up at local airports in May as Los Angeles International Airport — the region's largest — posted a nearly 1% gain, and Ontario International Airport saw an 8% jump in passengers.

The increase was tempered by a 12% drop in passengers at Long Beach Airport, which continued to experience fallout from the decision by **JetBlue Airways Corp.** to sharply scale back operations there.

Overall 8,394,150 passengers went through the three airports in May, up 68,000 — or 0.8% from May 2018.

LAX accounted for all of this numeric gain in passengers, as the jump of roughly 36,000 passengers at Ontario was effectively canceled out by the drop of approximately the same amount at Long Beach.

A 25% jump in international passenger traffic led the growth at Ontario. Taiwan-based **China Airlines Ltd.** inaugurated transoceanic service there roughly a year ago.

At Long Beach, JetBlue passenger traffic was down 38%. The New York-based airline curtailed operations there last summer after a failed

bid to launch international service from the airport. Even with the cutbacks, JetBlue still comprised roughly 54% of May's passenger traffic at Long Beach. Southwest Airlines more than doubled its May passenger traffic at Long Beach to more than 90,000 this year from less than 45,000 in 2018.

Hollywood Burbank Airport is due to report May passenger data this week. In April, passenger traffic there rose 10.6% to 486,027 compared to the same month last year.

Similar trends bore out when looking at total passenger traffic during the first five months of 2019 compared to the same period last year.

LAX passenger traffic over those five months rose by 349,000 — or 1% — from last year to top 35 million. Ontario passenger traffic rose by 117,500 — or 6% — to top 2.1 million. But Long Beach Airport passenger counts fell by 266,000 — or 16% — to 1.4 million.

Overall, passenger traffic at the three airports rose by 200,000 — or 0.5% — during the first five months of this year to reach 38.5 million.

CBRE Plans to Acquire London-Based Developer

REAL ESTATE: Telford Homes to join Trammell Crow

By **HANNAH MADANS** Staff Reporter

Downtown-based **CBRE Group Inc.** plans to acquire **Telford Homes** for \$337 million, the company announced July 3.

Telford is a multifamily developer focusing on London middle-market properties.

London is one of the most expensive housing markets in the world. Average asking rent during the first quarter was \$2,632, according to data from **Rightmove**, a UK-based real estate portal.

Rightmove said asking rent in London soared 8.2% year over year and 2.9% quarter over quarter. That report said the number of available rental properties in London had declined 33% in the same period.

Telford previously focused on building for-sale homes but has shifted its focus to rental developments.

In the 12 months ended March 31, Telford generated \$446 million of revenue, according to CBRE.

Telford Homes will become part of CBRE's Trammell Crow Co.

CBRE acquired Texas-based real estate developer and property manager Trammell Crow in 2006 for roughly \$2.2 billion.

"Telford gives us a compelling opportunity to build on the success of Trammell Crow Co.," **Bob Sulentic**, CBRE's president and chief executive, said in a statement. "The UK is in the early stages of a secular shift toward institutionally owned urban rental housing, similar to what we have seen in the U.S. over the last two decades. Telford is well positioned to lead this trend, and their more than 300 talented professionals operating in London are a great addition to our company."

In the first quarter of 2019, CBRE reported \$5.1 billion in revenue, up 10% from the same period last year.

Telford Home's earnings will be reported as part of CBRE's real estate investment segment in future earnings reports.

During the first quarter, CBRE's real estate investment segment reported an 8% decline in revenue but a 21% increase in adjusted revenue. The development portfolio was valued at \$9.7 billion. Investment management assets were valued at \$107 billion, up \$1.7 billion from the previous year.

CBRE isn't the only brokerage growing through acquisitions.

On July 1, Chicago-based **Jones Lang LaSalle Inc.** announced that it had closed



HQ: CBRE home base in downtown LA.

its acquisition of Dallas-based HFF for roughly \$1.8 billion, a move the company said would increase its capital market services.

HFF had more than \$650 million in revenue in 2018. The company's Chief Executive **Mark Gibson** is now JLL's CEO for capital mar-

kets, Americas and co-chairman of its Global Capital Markets Board.

"We are delighted to bring together JLL and HFF to create one of the most strategic, connected and creative capital advisors in the world," **Christian Ulbrich**, JLL's global CEO, said in a statement.

The acquisition was first announced in March.

CORRECTION

A story in the July 1 issue titled "Champion for Change" misstated the title of Leslie Gilbert-Lurie's book. It's called "Bending Toward the Sun." It also misstated her activities while at UCLA. She was student regent.