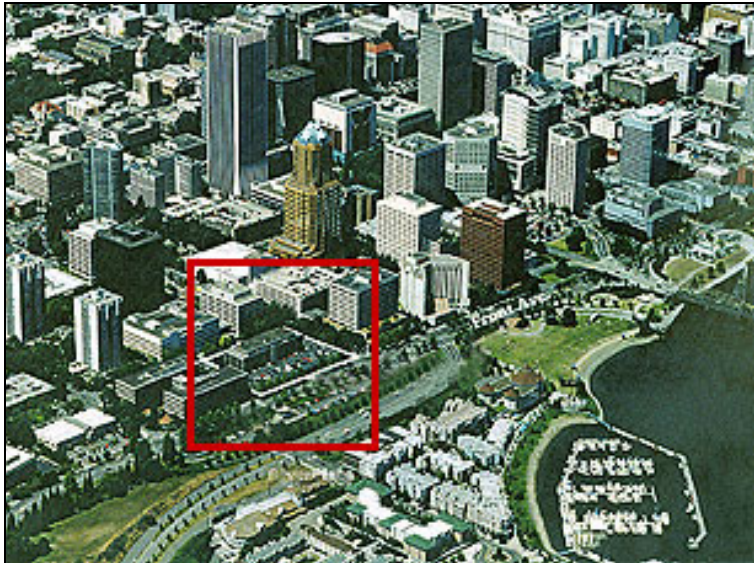




RIVIERA PLAZA



LOCATION:	Portland, OR
SALE PRICE:	\$9,550,000
NET RENTABLE AREA:	145,022 square feet
PRICE PER SQUARE FOOT:	\$65.85
STORIES:	Five (5)
TYPICAL FLOOR:	16,668 rentable square feet
PARKING:	1-level garage with 188 spaces
BUYER:	Louis Dreyfus Property Group & Apollo Real Estate Advisors
SELLER:	Ameritas Life Insurance Company
MAJOR TENANT:	Don Rasmussen Mercedes Benz

PROJECT SUMMARY:

While employed at Louis Dreyfus Property Group, John Menkes was responsible for underwriting the acquisition of this asset and coordinating due diligence. The buyer commenced a major renovation program including expanding the penthouse floor by almost 10,000 square feet, upgrading the HVAC system and replacing exterior spandrel panels. Riviera Plaza was sold for \$21.9 million after approximately a 4-year hold.