

COVER STORY

Getting Real: Select Deals That Could Benefit From Real Estate Upturn

Closed 2013 LBOs by U.S. sponsors through July 16

Acquiror/Sponsor	Price (\$Mln)	Target Name	Target Business	Deal	Category
American Capital Ltd		Service Experts Inc	Pvd HVAC repair services	US - American Capital Ltd, through it undisclosed subsidiary, acquired Service Experts Inc, a Brentwood-based provider of residential heating, ventilating, and air conditioning (HVAC) repair, replacement, and installation services, from Lennox International Inc	Consumer Products and Services
Apollo Global Management LLC		Dimension One Spas Inc	Mnfr bath,spa,fitness fixtures	US - Jacuzzi Brands Corp, a unit of Apollo Global Management LLC's Apollo Management LP subsidiary, acquired Dimension One Spas Inc, a Vista-based manufacturer of bath, home spa and aquatic fitness fixtures.	Industrials
Bascom Group LLC	45.700	Country Brook Apartments, Chandler, Arizona	Own,op apartment community	US - Bascom Arizona Ventures LLC, a joint venture between Bascom Group LLC and Multifamily Advisors LLC, acquired Country Brook Apartments, a Chandler-based owner and operator of an apartment community.	Real Estate
Bascom Group LLC	42.800	Little Cottonwoods Apartments, Tempe, Arizona	Own,op apartment community	US - Bascom Arizona Ventures LLC, a joint venture between Bascom Group LLC and Multifamily Advisors LLC, acquired Little Cottonwoods Apartments, a Tempe-based apartment community owner and operator.	Real Estate
Berkshire Partners LLC		SRS Acquisition Corp	Wholesale roofing products	US - Berkshire Partners LLC acquired an undisclosed majority interest in SRS Acquisition Corp, a McKinney-based wholesaler of roofing products, from AEA Investors LP.	Materials
Blackstone Group LP	22.000	Crossroads Distribution Center	Own,operate warehouse	US - IndCor Properties Inc, a unit of Blackstone Group LP, acquired Crossroads Distribution Center, an Orlando-based owner and operator of a warehouse, for USD 22 mil.	Real Estate
Blackstone Group LP		GE Capital Real Estate Polish Retail Fund-Operations	Private equity fund	POLAND - Valad Europe PLC of the United Kingdom, and a unit of Blackstone Group LP's subsidiary Valad Property Group acquired Investment Adviser and Asset Manager Operations, from GE Capital Real Estate Polish Retail Fund	Financials
Blackstone Group LP	241.500	First Potomac Realty Investment LP-Industrial Portfolio (23)	Own,operate industrial ppty	US - Bre/Industrial Acquisition Holdings I LLC, a majority owned unit of Blackstone Group LP's Blackstone Real Estate Partners VII LP subsidiary, acquired an industrial properties portfolio (23), located in Virginia from First Potomac Realty Investment LP.	Real Estate
Blue Wolf Capital Partners		Suwannee Lumber Co	Manufacture lumber products	US - Blue Wolf Capital Fund III LP, through an undisclosed affiliate, acquired Suwannee Lumber Co, a manufacturer of lumber products.	Materials
Carlyle Group LP		Highstreet Holding GbR-Karstadt Store, Esslingen, Germany	Own,operate shopping centre	GERMANY - An undisclosed joint venture created by The Carlyle Group LP and others acquired a Karstadt store located in Esslingen of Highstreet Holding GbR, an Amsterdam-based owner and operator of retail real estate portfolio and a subsidiary of Goldman Sachs Group's Whitehall Street Real Estate Fund unit.	Real Estate
CI Capital Partners LLC	81.188	Mitten Inc	Mnfr,whl vinyl siding prod	CANADA - Ply Gem Holdings Inc of the US acquired Mitten Inc, a Brantford-based manufacturer and wholesaler of vinyl siding products, from Graham Partners Inc	Materials
Golden Gate Capital		Springs Window Fashions LLC	Mnfr drapery hardware,blinds	US - Golden Gate Capital acquired Springs Window Fashions LLC, a Middleton-based manufacturer of drapery hardware, blinds, and shades, from Heartland Industrial Partners LP, a unit of VF II Holdings LLC, in a leveraged buyout transaction.	Consumer Products and Services
GTCR LLC		Pinnacle Security Inc-Certain Assets	Pvd security systems svcs	US - Protection One Inc, a unit of GTCR LLC, acquired certain assets of Pinnacle Security Inc, an Orem-based provider of residential and commercial security systems services, from Golden Gate Capital.	Consumer Products and Services
HGGC LLC		Louisville Bedding Co-Basic Bedding Retail Business	Mnfr,whl pillows,bed,bed pads	US - Hollander Home Fashions Corp, a unit of Huntsman Gay Global Capital LLC, acquired the basic bedding retail business of Louisville Bedding Co (Bedding), a Louisville-based manufacturer and wholesaler of pillows, beds and bed pads.	Consumer Staples

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Ivanhoe Cambridge, TPG and others	400.000	Mission West Properties Inc- Portfolio of Office Buildings (73)	Own,op office building	US - An investor group led by Ivanhoe Cambridge Inc, a unit of Caisse de Depot & Placement du Quebec, and including TPG Capital LP and Divco West Real Estate Services, acquired the portfolio of 73 office buildings located in Silicon Valley, California, of Mission West Properties Inc	Real Estate
Kohlberg Kravis Roberts & Co, RED Legacy		Legends Outlets Kansas City	Own,op shopping centers	US - An investor group comprised of Kohlberg Kravis Roberts & Co LP and RED Legacy acquired Legends Outlets Kansas City, a Kansas City-based owner and operator of shopping centers.	Real Estate
Oaktree Capital Group LLC		RMT Inc	Pvd constr,engineering svcs	US - Infrastructure & Energy Alternatives LLC, a unit of Oaktree Capital Management LLC's GFI Energy Group subsidiary, acquired RMT Inc, a Madison-based provider of construction and engineering services, from Alliant Energy Corp.	Industrials
Oaktree Capital Group LLC, National Realty Inc.	240.000	First States Investors B LP- Office Building Portfolio (40)	Office building	US - An investor group, comprised of Oaktree Capital Management LP, a unit of Oaktree Capital Group LLC, and National Financial Realty Inc, acquired a portfolio of 40 office buildings from First States Investors B LP.	Real Estate
Odyssey Invest Partners LLC		Greenergy Construction & Maintenance LLC	Provide crane rental services	US - TNT Crane & Rigging Inc, a unit of Odyssey Investment Partners LLC, acquired Greenergy Construction & Maintenance LLC, a Mineral Wells-based provider of crane rental services. Concurrently, TNT acquired TSD Crane & Rigging Inc.	Consumer Products and Services
Saban Capital Group Inc	57.747	Real Estate Capital Partners USA Property Trust-Assets	Real estate assets	AUSTRALIA - Saban Capital Group Inc acquired the assets of Real Estate Capital Partners USA Property Trust, a Sydney-based real estate investment trust	Real Estate
Sun Capital Partners Inc		Dreams PLC	Mnfr,ret beds,mattresses	UK - Sun Capital Partners Inc of the US acquired Dreams PLC, a High Wycombe-based manufacturer and retailer of beds and mattresses.	Consumer Products and Services
TPG Capital, Ivanhoe Cambridge	419.522	Woolgate Exchange	Own,operate office building	UK - An investor group comprised of Ivanhoe Cambridge Inc and TPG Capital LP acquired Woolgate Exchange, a London-based owner and operator of office building, from Bankhaus Woelbern Ag & Co.	Real Estate

Note: For a more complete list, see our web site, buyoutsnews.com