Madison International Realty and Big 4 Properties Acquire El Centro Apartments & Bungalows on Hollywood Boulevard in Los Angeles, California

New York, November 12, 2025 — Madison International Realty ("Madison"), a leading real estate private equity firm in partnership with Big 4 Properties, a leading multifamily owner-operator, have acquired El Centro Apartments & Bungalows ("El Centro" or "The Property"), a premier Class A mixed-use multifamily and retail community located on Hollywood Boulevard in Los Angeles, California.

The Property comprises 507 residential units, 58,000 square feet of ground-floor retail space, and a 1,200-space parking garage. Positioned adjacent to the Walk of Fame, the W Hotel, and the historic Pantages Theatre, El Centro is located in the heart of Hollywood, offering residents seamless access to Los Angeles' premier entertainment, dining, and nightlife venues.

"El Centro represents a rare opportunity to acquire a best-in-class, transit-oriented multifamily asset at a significant discount to replacement cost in one of Los Angeles' most dynamic urban neighborhoods," **said Ronald Dickerman, President of Madison International Realty**. "Our partnership with Big 4 Properties combines Madison's expertise in providing liquidity solutions with Big 4 Properties' institutional operating capabilities to unlock value through disciplined asset management and repositioning."

After several years of collaboration between Madison and the executive management team at Big 4 Properties, the acquisition of El Centro marks the first joint deal between the two firms. The transaction is a testament to the growing ecosystem of sponsors and institutional investors that Madison International Realty has built in its 20+ years as a dedicated, global liquidity solutions provider.

"We are thrilled to partner with Madison on this transaction and execute a shared vision for El Centro's next chapter," **said Terry Considine, CEO of Big 4 Properties**. "With its strategic location on Hollywood Boulevard and untapped retail potential, we see an opportunity to enhance the resident and customer experience to create long-term value."

Madison International Realty specializes in providing liquidity solutions to existing real estate investors worldwide. Through partnerships with best-in-class owner-operators like Big 4 Properties, Madison is committed to offering creative and innovative secondary market transactions to unlock value for existing investors. Through its focus on a wide variety of asset classes, Madison and its partners remain focused on providing equity capital via liquidity solutions in growth-oriented sectors like housing, industrial, and data centers.

The acquisition of El Centro Apartments & Bungalows brings Madison's exposure to multifamily housing to over 27 million square feet across its portfolio.

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<u>About Madison International Realty</u>

Madison International Realty (www.madisonint.com) is a leading liquidity provider to real estate investors worldwide. Madison provides equity capital and customized liquidity solutions for global industry participants targeting properties, portfolios, and platforms. Madison has become a dominant player for real estate owners and investors seeking to monetize embedded equity, replace capital partners seeking an exit or to recapitalize balance sheets. The firm provides equity for recapitalizations, partner buyouts and capital infusions and acquires joint venture, limited partner and co-investment interests as principals. In addition, Madison provides strategic growth capital to established, middle-market real estate operating platforms, seeking to accelerate their growth and investment programs. Madison has offices in New York, Los Angeles, London, Frankfurt, Luxembourg, Amsterdam, Singapore, and Seoul.

To learn more about Madison International Realty, visit www.madisonint.com.

About Big 4 Properties

Big 4 Properties LLC ("B4P") is a privately held multifamily owner-operator founded by former executives of Apartment Income REIT Corp. (NYSE: AIRC). The firm focuses on acquiring high-quality multifamily properties across major U.S. markets where it can achieve significant operational improvements. B4P's team has collectively owned and/or managed approximately 1 million apartment homes nationwide, and has current operations in Boston, Boulder, Los Angeles, San Diego, and Washington, D.C.

To learn more about B4P, visit www.big4properties.com.

About El Centro Apartments & Bungalows

Located at 6200 Hollywood Boulevard in Los Angeles, El Centro Apartments & Bungalows offers 507 luxury residences and 58,000 square feet of retail space anchored by Amoeba Music, Spectrum, and BookOff. Built in 2018, the property features a pool and spa, fitness center, clubrooms, and courtyard gardens, and is steps from Hollywood's Walk of Fame and Metro Red Line.

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