



## Asset Sale

### Client:

Argent Ventures

### Location:

1750 N. Vine Street  
Los Angeles, California

### Size:

105,702 SF campus and 72,000 sf lot, across Vine Street

### Overview:

In early 2007—when the adaptive reuse frenzy was at its peak, the landmark Hollywood building that houses Capitol Records and Capitol Studios was put on sale by its owner, EMI. Ramsey-Shilling faced an important dilemma: Would this building be converted to residential use, thereby forcing out Capitol Records and leading to the loss of one of Hollywood's historic companies? As a supporter of the Hollywood business community, Ramsey-Shilling strongly felt that the loss of Capitol Records should be prevented.

### Approach:

To solve this problem Ramsey-Shilling embarked on a mission to locate a buyer not only with the necessary financial resources but who would also understand the importance of respecting historic Hollywood. Their persistence put Ramsey-Shilling in contact with Argent Ventures, the developer, a company that previously played a major role in the creation of the Times Square renaissance in New York.

### Results:

Ramsey-Shilling successfully brokered the sale of the building to Argent Ventures and the sale/leaseback arrangement whereby Capitol Records remained in the building.



**For more information,  
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