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A \$3 million upgrade is planned at Indigo Springs.

Photo courtesy of Kennedy Wilson Multifamily

Kennedy Wilson spends \$117M on two complexes

By JOURNAL STAFF

Kennedy Wilson Multifamily Management Group said it has bought two apartment complexes in the area with a significant amount of the money coming from foreign investors.

The Beverly Hills, Calif.-based apartment investor acquired Avalon Redmond, a 400-unit complex in Redmond, and Indigo Springs, a 278-unit property bordering Renton and Kent.

Along with its partners, including Dubai Investment Group, KW Multifamily purchased Avalon Redmond from AvalonBay Communities for \$81.25 million, KW Multifamily said. It acquired Indigo Springs with partners, which include a large Japanese institutional investor, from Equity Residential for \$36 million.

The sales prices equate to \$203,125 a unit for Avalon Redmond and \$129,496 a unit for Indigo Springs.

GE provided debt for both transactions.

"We continue to be in the enviable position of being able to take advantage of the healthy

rental markets in the Puget Sound region," Bob Hart, president and CEO of KW Multifamily, said in a news release.

Multifamily specialist Frank Bosl with CB Richard Ellis said foreign buyers have always invested in the Puget Sound region, but he expects to see more because of the area's strong economic fundamentals and the weak U.S. dollar.

Avalon Redmond consists of 71 two- and three-story wood-framed buildings, a clubhouse and leasing center on 24 acres. It was built in 1983. The units range from 710 to 1,488 square feet and there is parking for 624 vehicles. Amenities include a pool, saunas, fitness center, tennis courts and a cyber café. KW Multifamily will spend \$4.5 million on renovations.

Indigo Springs has 25 buildings on 24 acres. Constructed in 1991, it has apartments ranging from 750 to 1,130 square feet. Amenities include a clubhouse, fitness center, pool and spa, basketball court and children's play area. A \$3.3 million renovation will upgrade interiors and common areas.