

RE investments for the common Joe

Do you think you need big bucks to invest in commercial real estate? Not anymore.

Ray Wirta, former CEO and current vice chairman of CB Richard Ellis, has founded a Web-based system that lets smaller investors own commercial property.

Wirta launched the online commercial real estate portal Nexregen the week of Oct. 8 with the listing of the 149,000-square-foot Firewheel Village Shopping Center in Garland. Nexregen bought the fully leased, six-tenant shopping center at 3158 Lavon Drive for about \$10.5 million in May and is selling shares to investors.

The Garland shopping center is the first and only investment opportunity posted so far at www.nexregen.com. The company plans to acquire at least 10 properties nationwide in its first year and will target retail and multi-family investments.

Historically, smaller investors interested in real estate have been limited to buying a portfolio of properties through mutual funds or real estate investment trusts. Nexregen opens doors for people who want to invest in individual properties but can't afford to solo on acquisitions.

Nexregen lets users view featured properties for sale online and download property descriptions, site plans, photos, aerial views, demographics and other information. For as little as \$2,500, Nexregen investors can buy ownership shares in income-generating commercial properties. Investors receive quarterly checks for as long as they own the property and receive



REAL ESTATE

Bill Hethcock

a check when the property is sold.

Nexregen's name comes from combining the words "next

real estate generation."

Making a move



BELLINGER

Burr & Temkin Commercial has hired Sheila J. Bellinger as vice president. Bellinger joins the firm after eight years withushman & Wakefield of Texas Inc.

A 14-year commercial real estate veteran, Bellinger will continue as a

tenant representative for office users and also will be active in the sale and leasing of industrial and office space.

Done deals

■ Luxor Home Furnishings has leased 40,662 square feet of warehouse/showroom space at 4452 Alpha Road in Dallas from Cobalt Industrial REIT. Nathan Rylander of Capstone Commercial represented the tenant, and Doug Macari of TIG Real Estate Services represented the landlord in the transaction.

■ ADT Security Services has leased 40,000 square feet of industrial space at Valwood 41, 1600 Wallace Drive, in Carrollton. Kacy Jones of Holt Lunsford Commercial negotiated the lease with Ryan Keiser of CB Richard Ellis.

■ AFL Automotive has leased 30,000 square feet of industrial space at the Valwood Distribution Center, 13920 Senlac Drive in Carrollton. Kacy Jones of Holt Lunsford Commercial negotiated the lease with Brian Sapp of Fischer & Co.

■ Chicago Title Insurance Co. has leased 26,203 square feet of office space at Bryan Tower, 2001 Bryan St. in Dallas. Tim O. Terrell with Stream Realty Partners LP represented Chicago Title and Russ Johnson and Michael Dudley with CB Richard Ellis represented the landlord.

■ Verde Apartment Communities has leased 13,386 square feet of office space at Westwood Business Park at 1801 Royal Lane in Farmers Branch. Beall Carothers and Dawn Williamson of Darby Real Estate Services represented the landlord, and Bob Hagewood and Blake Kendrick of Stream Realty Partners LP represented the tenant.

Immigration debate

The Real Estate Council will address the topic of how demographic changes will affect the North Texas real estate industry at its next general membership meeting at 7:30 a.m. Oct. 18 at Gilley's Dallas, 1135 S. Lamar St. The session is called "Immigration: Challenges and Opportunities." Panelists include Michael Hinojosa, superintendent of the Dallas Independent School District; Josh Scoville, director of strategic research at Property & Portfolio Research Inc., and Alan Walne, board of managers at Parkland Hospital. To register, visit www.recouncil.com or call The Real Estate Council at 214-692-3600.

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