

For Immediate Release

Aug. 29, 2008

Metropolitan Capital Advisors Arranges Financing for Parkwood 31 Shopping Center in Ft. Worth, Texas

Metropolitan Capital Advisors, Ltd. (“MCA”) has arranged a new interim loan for the pre-development over 31 acres of commercial land located in Ft. Worth, Texas. **MCA** secured a **\$6,914,000** loan to retire the existing land acquisition financing and prepared the site for vertical development. The loan also provided funds for the site work/preparation for Academy Sports, NTB Tire & Battery along with Aldi’s Grocer on behalf of a partnership controlled by **Margaux Development Company**.

The site is located at the southwest corner of North Tarrant Parkway and State Hwy. 377 in Ft. Worth, Texas. The Sponsor has already secured two land sales for approximately 5 acres which will position the Sponsor with a favorable land cost basis to develop the remainder of the property. The Sponsor intends to build a 212,500 s.f. Regional Shopping Center that will include additional Jr. Anchor boxes, In-Line Shop Space along with numerous pad sites.

Cited as one of The Kroger Co.'s “**Preferred Developers**”, Margaux has developed ten Signature store anchored-shopping centers in the Dallas/Fort Worth area. Margaux has been a past recipient of "Best New Retail Development of the Year" award by the Dallas Business Journal.

Todd McNeill, Senior Director of MCA, was responsible for arranging the **\$6,914,000** floating rate loan with **First United Bank**.

Metropolitan Capital Advisors specializes in the exclusive representation of investors, developers and property owners in the real estate capital markets. Since 1992, MCA has closed in excess of **\$6.5BL** of debt and equity transactions.

For Further Information Contact:

Metropolitan Capital Advisors
18111 Preston Road, Suite 650
Dallas, Texas 75252