

## FOR IMMEDIATE RELEASE

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### **METROPOLITAN CAPITAL ADVISORS CLOSES TWO DEBT PLACEMENTS FOR SHOPPING CENTERS IN GAINESVILLE, TEXAS AND LAS CRUCES, NEW MEXICO**

DALLAS, August 26, 2011 — Dallas, Texas-based Metropolitan Capital Advisors (MCA), a financial intermediary specializing in the exclusive representation of investors, developers and property owners in the commercial real estate capital markets, has arranged a fixed rate mortgage(s) for the refinance of Gainesville Shopping Center and an acquisition loan for Brazito Plaza in Las Cruces, New Mexico.

**Gainesville Shopping Center** is an existing 106,571 SF retail shopping center located in Gainesville, Texas and is currently 100% leased to an impressive roster of national and regional tenants.

The property is located at the SWC of State Highway 82 and Grand Avenue in Gainesville, Texas. The Property is situated adjacent to Home Depot and directly across State Highway 82 from Super Wal-Mart and a freestanding Sack and Save grocery store. Additionally, Tractor Supply, O'Rilley Auto Parts, CVS Pharmacy and Dollar General are all located adjacent to the Subject Property.

MCA arranged a \$3,900,000 fixed rate mortgage that was used to refinance the current loan on the property. The non-recourse loan carries a term of 5 years and is fixed at 6.25% interest with a 30 year amortization

**Brazito Plaza** is an existing 65,558 SF shopping center shadow anchored by Albertsons Grocery Store. The Property was built in 1976 and went under a significant renovation in 2009, including a new parking lot, landscaping, painting and lighting.

The Property is currently 95% leased to a variety of national tenants including Dollar Tree, The Mattress Store, Factory 2-U, Rent-A-Center, Allied Cash Advance and several other regional tenants (Albertsons is not part of the collateral).

Brazito Plaza is conveniently located at the intersection of Idaho Avenue (east-west thoroughfare connecting I-10 and I-25) and El Paseo Road (north-south thoroughfare connecting nearby New Mexico State University and downtown Las Cruces).

MCA placed a \$4,830,000 floating rate mortgage that was used to acquire the property.

MCA Senior Director, Todd McNeill was responsible for arranging both the transactions with regional banks.

***Since 1992, Metropolitan Capital Advisors has closed in excess of \$8 billion of debt and equity transactions on behalf of a multitude of commercial property owners, developers and investors. National Real Estate Investor Magazine recently ranked MCA #18 on its Annual "Best of the Best" Financial Intermediaries list for 2011.***

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