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**Metropolitan Capital Advisors Arranges \$28,900,000 First Mortgage & Mezzanine Loan For Riverwalk Crossing Shopping Center Phase I & II  
Tulsa, Oklahoma**

**DALLAS**, December 23, 2008 — Dallas, Texas-based **Metropolitan Capital Advisors, Ltd. (“MCA”)** has arranged a construction loan plus a mezzanine loan for the Riverwalk Crossing Shopping Center Phase I & II - Tulsa’s premier destination riverfront lifestyle entertainment shopping center. Riverwalk Crossing is a two phased project consisting of 250,000 s.f. located along the bank of the Arkansas River at the entrance to the suburb of Jenks, Oklahoma. MCA arranged the financing on behalf of **Jerry R. Gordon Development**.

MCA closed **\$17,500,000** first mortgage plus a **\$1,000,000** mezzanine component, that was secured by a collateral interest in the existing Phase I property which is now 98% leased.

In addition, MCA secured a **\$10,400,000** interim construction loan for the 50,000 s.f. Phase II expansion. Phase II construction is expected to be complete within 12 months. The expansion is already 100% preleased to **Lewis & Clark** and **McDermott’s Grill**.

MCA placed the Mezzanine Loan with a private investor and the two mortgages with a Texas regional bank.

*Metropolitan Capital Advisors (MCA) 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 \$7 billion of debt and equity transactions. Overall in 2008, MCA has already successfully arranged more than \$500 million in transaction volume.*

*Principal and founder Scott Lynn was honored as a 2007 real estate “Heavy Hitter” in the Dallas Business Journal. National Real Estate Investor ranked MCA #28 on its Annual Top Financial Intermediaries. In addition, MCA was ranked #98 in The Forum 100 - Real Estate Forum Magazine’s annual ranking of the Top 100 Companies in the commercial real estate industry.*