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METROPOLITAN CAPITAL ADVISORS CLOSES \$7,575,000 LOAN FOR HUNTERS CREEK APARTMENTS IN TULSA, OKLAHOMA

DALLAS, December 1, 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 FNMA fixed rate mortgage for the refinance of Hunters Creek Apartments, located in Tulsa, OK.

Hunters Creek Apartments is a 206-unit (221,240 SF) apartment complex located at 1563 South 79th East Avenue and is currently **94% occupied**. The property was built in two phases, one in 1972 and the second in 1975.



The Sponsorship purchased the Property in January 2009 and embarked on a \$600,000 capital rehabilitation plan that includes minor exterior/siding replacement; parking; roof repair; unit upgrades with individual washer/dryer sets; and exterior painting. The Sponsor completed the rehabilitation and achieved a 94% occupancy rate that positioned the property for permanent financing.

The loan was underwritten at 75% LTV yielding a **\$7.575mm** while the interest rate was locked at **4.63% fixed** for the 10-year loan term. **Todd McNeill** was responsible for arranging the transaction under a Fannie Mae DUS loan program.

This is the fifth FNMA D.U.S. loan closed by MCA in Tulsa during the past 120 days. MCA has already completed finance assignments on Silver Springs, Pheasant Run, Arbors of Southern Hills and Sand Dollar on the River representing over **1,252** units totaling **\$35,000,000** of new permanent fixed rate debt.

Since 1992, Metropolitan Capital Advisors has closed in excess of \$8 billion of debt and equity transactions. 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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