



**FOR IMMEDIATE RELEASE**

CONTACT: Karen Weaver  
972.267.0600 x6603  
kweaver@metcapital.com

**METROPOLITAN CAPITAL ADVISORS ARRANGES \$2.185 MILLION FIXED-RATE MORTGAGE FOR INDUSTRIAL PROPERTY IN GRAND PRAIRIE, TEXAS**

**DALLAS**, July 23, 2008 — 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 \$2.185 million fixed-rate mortgage for Carrier Office Warehouse in Grand Prairie, Texas. MCA Director/Principal Scott Lynn made the announcement.

Carrier Office Warehouse is a 41,732-square-foot industrial building located in the heart of the Upper Great Southwest Industrial Submarket. MCA arranged the mortgage for a partnership level entity sponsored by one of the firm's clients. MCA was able to arrange a 20 year loan based on a 25 year amortization schedule at a 6.75% fixed interest rate. The loan was placed with a national life insurance company.

***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 \$400 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 list for 2007.***

XXX