

**For Immediate Release**

**July 24, 2008**

**Metropolitan Capital Advisors Funds \$8,780,000 Construction Loan along with \$2,195,000 New Market Tax Credit Equity Financing for the Plaza Del Oro Shopping Center Located in Cockrell Hill, Texas**

**Metropolitan Capital Advisors, Ltd.** (“MCA”) has arranged a construction loan along with a new market tax credit financing for a Hispanic anchored shopping center located in Cockrell Hill, Texas. The proceeds of this highly structured financing package were used to commence construction on the shopping center. The project is the first commercial project built in Cockrell Hill in over 60 years.

MCA arranged the 85% of cost **\$10,975,000** (i.e. **\$8,779,000 + \$2,195,500**) floating rate construction loan for the Plaza Del Oro on behalf of a partnership sponsored by **Mr. Donald Silverman**, the principal of **Margaux Development**. The project will be anchored by El Rancho SuperMercado, a highly successful grocery concept that has 13 other locations throughout the DFW Metroplex and the Houston area. Inclusive of El Rancho, the 84,600 s.f. project is 55% preleased to a variety of other tenants.

**Todd McNeill**, Senior Director at MCA, was responsible for arranging the 7-year, \$10,975,000 New Market Tax Credit Financing & Construction Loan with Wachovia 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 **\$7,000,000,000** of debt and equity transactions. MCA arranged over **\$400,000,000** of financing transactions in 2008.

**For Further Information Contact:**

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