

For Immediate Release

January 18, 2008

**Metropolitan Capital Advisors Funds \$4,600,000 Equity J.V. in Desoto, Texas
for the third project of 30 to-be-built Seniors Housing Communities.**

Metropolitan Capital Advisors, Ltd. (“MCA”) has arranged an Equity Joint Venture for the construction of the **Wintergreen Manor Seniors Housing Complex**.

The property will be moderate density (i.e. 13 units per acre), single story structures, with enclosed garages and carports available to senior residents. The Project contains a 8,000 square foot amenity center which will include a 50 seat movie theatre, exercise room, indoor spa, beauty salon/massage room, health center, business center/computer room, general store, kitchen/dining area, a game room, arts and crafts room and a “Great Room” with fireplace and seating areas. This building will also contain an office and leasing area. The exterior will feature a pool, a picnic area with gas barbeque grills, lush irrigated landscaping and waterscapes, all enclosed by fencing and limited access gates.

The Wintergreen Manor Community can easily adapt to the ongoing and ever changing requirements of retirees and Senior Citizens. The Community will provide numerous ancillary services on an as-needed basis for each resident.

The Property is strategically positioned to all major highway and Interstate connections in the DFW Metroplex. **Lyndon B Johnson Freeway** (Interstate 20/Interstate 635) is approximately two (2) miles north of the Property.

Todd McNeill, Senior Director at MCA, was responsible for arranging the Equity Joint Venture with Phoenix Capital. The financing was closed on behalf a single asset entity controlled by Colonial Properties of Dallas. Phoenix Capital and Colonial Properties have agreed to a thirty (30) project Joint Venture to build Senior Communities throughout the Southwest.

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 **\$6,000,000,000** of debt and equity transactions.

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