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**METROPOLITAN CAPITAL ADVISORS CLOSES \$10,000,000
DEBT PLACEMENT FOR LAKEHILLS PLAZA IN AUSTIN, TX.**

DALLAS, June 27, 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 long term fixed rate mortgage for the refinance of LakeHills Plaza Shopping Center.

LakeHills Plaza is an existing **76,022 SF shopping center** shadow anchored by **Target**. The Property is currently **90% leased** to a variety of tenants including **Dollar Tree, Leslie's Pools, Outback Steakhouse, Souper Salad** and several other regional tenants (Target is not part of the collateral).



Lakehills Plaza is located at the northeast corner of **Highway 290 & Lamar Blvd** in Austin, Texas. The intersection has traffic counts in excess of **190,000 vehicles per day** and enjoys great visibility from both Lamar Blvd and Highway 290.

MCA Senior Director, Todd McNeill was responsible for arranging the transaction with Column Financial.

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 \$8 billion of debt and equity transactions on behalf of a multitude of

commercial property owners, developers and investors. National Real Estate Investor Magazine ranked MCA #19 on its Annual Top Financial Intermediaries list.

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