

**For Immediate Release**

**March 18, 2008**

**Metropolitan Capital Advisors Funds \$33,075,000  
For a portfolio of Kroger Anchored Shopping Centers Located within the  
DFW Metroplex**

**Metropolitan Capital Advisors, Ltd. (“MCA”)** has arranged an acquisition loan along with mezzanine financing for a portfolio of three Kroger anchored shopping centers located in Ft. Worth, Plano and Crowley, Texas. The proceeds of this highly structured financing package were used to recapitalize the partnership and buyout an existing partner.

MCA arranged a **\$28,895,000** floating rate mortgage that was coupled with a **\$3,250,000 Mezzanine Loan** for the Kroger Portfolio on behalf of a partnership sponsored by **Mr. Donald Silverman**, the principal of **Margaux Development**. The properties are all newly constructed and/or renovated and are currently **96%** leased. Kroger is on a long term lease in two of the shopping centers, while shadow anchoring the third property. Approximately 75% of the tenant base consists of National Credit Tenants.

**Todd McNeill**, Senior Director at MCA, was responsible for arranging the 5-year, \$28,895,000 acquisition loan. The interest rate on the loan was a floating 5.5% with Interest Only payments for the first 2 years and a 25 year amortization thereafter. The Mezzanine Loan of \$3,250,000 was priced at 14% interest only.

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 **\$780,000,000** of financing transactions in 2007.

**For Further Information Contact:**

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