



FOR IMMEDIATE RELEASE

CONTACT: Karen Weaver
972.267.0600 x6603
kweaver@metcapital.com

METROPOLITAN CAPITAL ADVISORS ARRANGES \$3.312 MILLION FIXED-RATE MORTGAGE FOR OFFICE/WAREHOUSE PROPERTY IN ARLINGTON, TEXAS

DALLAS, October 9, 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 \$3,312,000 fixed-rate mortgage for Oakhollow Business Park in Arlington, Texas. MCA Director/Principal Scott Lynn made the announcement.

Oakhollow Business Park is a portfolio of 3 office/warehouse buildings consisting of a total of 84,318 square-feet, 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 15-year loan based on a 25 year amortization schedule at a fixed interest rate in the 6% range. 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