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**METROPOLITAN CAPITAL ADVISORS CLOSES \$5,940,000 LOAN
FOR A MULTI-FAMILY ACQUISITION IN TULSA, OKLAHOMA**

DALLAS, October 5, 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 FNMA fixed rate mortgage for the acquisition of **Pheasant Run Apartments**, located in Tulsa, Oklahoma.



Pheasant Run is a 220-unit (161,084 SF) complex that was built in 1976. The property is located at 2002 East 73rd Street.

The **\$5.9mm** loan equated to approximately 80% of the acquisition price. The interest rate was locked at **4.8% fixed** for the 10-year loan term and is being amortized on a 30-year amortization schedule. MCA Senior Director, **Todd McNeill** who was responsible for arranging both the transactions under a Fannie Mae DUS loan program. The Borrower, a single asset entity affiliated with an experienced Tulsa apartment operator plans to make various improvements to the property and hold the asset as a long term investment.

Since 1992, Metropolitan Capital Advisors has closed in excess of \$8 billion of debt and equity transactions. National Real Estate Investor Magazine recently ranked MCA #18 on its Annual "Best of the Best" Financial Intermediaries list for 2011.

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