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CONTACT: Karen Weaver
972.267.0600 x6603
kweaver@metcapital.com

**METROPOLITAN CAPITAL ADVISORS CLOSES \$8,800,000 LOAN
FOR SILVER SPRINGS APARTMENTS IN TULSA, OKLAHOMA**

DALLAS, November 14, 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 refinance of Silver Springs Apartments, located in Tulsa, OK.

Silver Springs Apartments is a 272-unit (226,440 SF) apartment complex located at 6112 South 87th East Avenue and is currently **90% occupied**. The property was built in 1983.

The Sponsorship purchased the Property in January 2009 and embarked on a \$1,800,000 capital rehabilitation plan that includes exterior/siding replacement; parking; roof repair; unit upgrades with individual washer/dryer sets; and exterior painting. The Sponsor completed the rehabilitation and achieved a 90% occupancy rate that positioned the property for permanent financing.



The loan was underwritten at 80% LTV yielding an **\$8.8mm** while the interest rate was locked at **4.66% fixed** for the 10-year loan term. **Todd McNeill** was responsible for arranging the transaction under a Fannie Mae DUS loan program.

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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