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**Metropolitan Capital Advisors Funds \$7,735,000 for
Stonegate Plaza Shopping Center**

DALLAS – August 15, 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 fixed rate acquisition financing for Stonegate Plaza Shopping Center. MCA Director/Principal Scott Lynn made the announcement. **MCA** arranged the financing on behalf of an entity sponsored by **Three Rivers Holding, LLC** in an effort to facilitate a 1031 exchange.

Stonegate Plaza is a well-positioned, **90,643** square foot grocery anchored shopping center in **Crowley, Tarrant County, Texas**. The Shopping Center is currently **99%** occupied, of which **Kroger Signature** accounts for approximately 68% of the rentable space. Kroger Signature has long-term lease that does not expire until **2023**.

Strategically located at the most prominent intersection in the city, the Property sits at the convergence of Farm Roads 731 and 1187. The shopping center has high exposure to over 21,000 vehicles per day on FM 1187 and nearly 19,000 vehicles per day on FM 731. The Property is also connected to Downtown Fort Worth, only 15 minutes to the north via FM 731.

Todd McNeill, at MCA, was responsible for arranging the 6.5% fixed rate loan with **Viewpoint Bank**. The loan was interest only for one year, with a 30 year amortization thereafter.

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 \$6,000,000,000 of debt and equity transactions. The firm has already completed over \$400,000,000 of closed transactions during the first six months of 2008.

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.

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